

# 217 Congress St. Drawing Set April 24, 2014

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This drawing may not be used for regulatory approval, permitting, or construction April 15, 2014

### **Project Description**

Remodel of and addition to an existing ±9,346sf 2-story restaurant/bar, Applicable Codes: including ADA improvements.

### **Code Analysis**

2012 International Building Code with Austin Amendments 2011 National Electric Code with Austin Amendments 2012 Uniform Mechanical Code with Austin Amendments 2012 Uniform Plumbing Code with Austin Amendments

2012 International Fire Code with Austin Amendments 2012 International Energy Conservation Code with Austin Amendments

Occupancy Type: V-B (existing) Construction Type: Sprinklers: Yes\* \*addition of sprinklers is part of project scope

First Floor Area: 6,089sf (3,912sf is existing) 213sf Storage Shed Area: 4,728sf Second Floor Area: (2,424sf is existing) Total Area: 11,030sf Allowable Area: 12,000sf/floor\* \*sprinkler increase per 506.3 = 20' or 1 floor

**Building Height:** 2-story (existing) Allowable Height: 2-story\* \*sprinkler increase per 504.2 = 200%

Fire-Resistance Rating Requirements

Primary Structural Frame 0 hours Bearing Walls Exterior 0 hours (Refer to Fire-Separation Distance) 0 hours Nonbearing Walls and Partitions - exterior 0 hours Nonbearing Walls and Partitions - interior 0 hours Floor Construction 0 hours **Roof Construction** 0 hours

Fire-Resistance Rating for Exterior Walls per Fire Separation Distance X<5

North and South Exterior Walls are/will be 1 hour rated

Maximum Area of Exterior Wall Openings per Fire Separation Distance 5' to less than 10'

Except for the (4)existing openings on the 2nd floor, openings are only provided at the East and West ends of the building which front the right-of-way or the interior courtyard.

Parapets

Per 705.11, parapets will be provided on all exterior walls except those permitted to have at least 25% as unprotected openings, 705.11 exception 6.

### Occupant Load:

Indoor Queue (1 per 5sf @ 406sf): 81 occupants Indoor Dining (1 per 15sf @ 778sf): 52 occupants First Floor Bar (1 per 1.5lf @ 19lf): 13 occupants Outdoor Dine (1 per 15sf @ 622sf): 41 occupants 20 occupants Outdoor Banquette (1 per 2lf @ 41lf): Kitchen, Comm. (1 per 200sf @ 3365sf): 17 occupants Subtotal First Floor: 214 occupants

Second Floor Dine (1 per 15sf @ 1676sf): 112 occupants Second Floor Banquette (1 per 2lf @ 52lf): 26 occupants Second Floor Bar (1 per 1.5lf @ 27lf): Business Areas (1 per 100sf @ 110sf):

18 occupants 1 occupants Warehouse (1 per 500sf @ 560sf): 1 occupants Subtotal Second Floor: 158 occupants

### 372 occupants TOTAL OCCUPANT LOAD

Р ч	
Exiting	
Second Floor @ 158 occupants	
Required Number of Exits:	2
Number of Exits Provided	2
Egress Width	
front stair and door	51 inches and 36 inche
back door and stair	36 inches and 48 inche
Required Egress Width	
front stair @ 79 * .3:	23.7  inches = 48"  min.
back door and stair @ 79 * .3:	23.7  inches = 48" min.
Exit Separation:	45'

39'

48'

250' max.

36 inches

72 inches

72 inches

72 inches

2 (3 provided)

2 (2 provided) 2 (provided)

4 (5 provided)

2 (4 provided)

back gate Required Egress Width 214 \* .15: 32 inches = 36" min. Exit Separation: 78' 54' Required Exit Separation (164'/3): 60' Exit Access Travel Distance: Required Exit Access Travel Distance: 250' max.

**Plumbing Fixtures** Male (186 occupants = 382@ 50%): Urinals

Required Exit Separation (115'/3):

Required Exit Access Travel Distance:

**Exit Access Travel Distance:** 

First Floor @ 214 occupants

Egress Width

front door

back door public

back door kitchen

Required Number of Exits:

Number of Exits Provided:

Water Closets Lavatories Female (186 occupants = 382 @ 50%) Water Closets Lavatories

### **Project Team**

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Structural: JM Structural 1905 North Lamar Boulevard Austin, Texas 78705 512.505.8533 jmartin@jmstructural.com

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Avenue 78701 Congress 217 Congress Austin, Texas 7

 $\Box$ 2 A Drawing Set

04.24.14

sheet name:

Cover Sheet

### 1 Contractor shall coordinate ALL Work associ

**General Notes** 

- Contractor shall coordinate ALL Work associated with the Contract Documents.
   This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all
- drawings, systems and specifications and develop a thorough understanding of the project 17. prior to beginning Work and as Work progresses.
- 3. Refer to structural drawings for design of and information regarding the buildings structural systems, individual components—and specifications.
- Refer to Mechanical, Electrical, and Plumbing drawings for design of and information regarding these respective systems. Information includes but is not limited to: Lighting, Wiring, Switching, HVAC, Plumbing and Sprinkler systems.
- 5. Contractor is responsible for locating all existing utilities (underground or otherwise). In addition, Contractor shall take care when working around existing utilities, providing appropriate bracing/shoring, re-routing, or disconnection as required.
- Provide submittals on all items for review by Architect prior to beginning any associated
- All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.
- These drawings are not to be scaled for any reason. If a dimension is in question, contact Kevin Stewart | Architect (KSA) for clarification.
- Contractor shall verify all dimensions and conditions in the field prior to beginning any Work.
- 10. All standard construction shall conform to the standard details except as explicitly superseded by specific details herein.
- 11. All partitions to be braced to the structure above per building code requirements.
- 12. Provide wood blocking as required to mount all equipment, accessories, shelving, etc.
- 13. Details not shown, nor detailed on drawings, nor called for in these notes shall be constructed to same size and character as for similar conditions which are shown,

specified, or commonly constructed in the industry.

- 14. Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment.
- 15. All switches and any other wall mounted control devices are to be mounted at +48" AFF to centerline, unless otherwise noted (UON). All receptacles/outlets are to be mounted at +18" AFF to centerline, UON. Prior to wiring, Contractor shall obtain Architect and Owner approval for device locations via a site visit and walk-through with all parties.

- 16. Where switches are shown adjacent to each other they shall be ganged together to the greatest extent possible.
- 17. Switches and receptacles/devices shall be White, Decora Style, with stainless steel covernlates IJON
- 18. All air devices (registers, grilles, etc.) shall be painted to match adjacent finishes, UON.

Kevin Stewal

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April 15, 2014

consultant:

### **General Conditions**

### General

- 1. The Contractor is the person or entity identified as such in the Contract Documents and is referred to throughout as if singular in number. The term "Contractor" means the Contractor or the Contractor's authorized representative.
- 2. The Contractor shall perform the Work in accordance with the Contract Documents.
- 3. The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by test,s, inspections or approvals required or performed by persons other than the Contractor.
- 4. Items that are part of the Work which may not be outlined within the drawings are as
- a. Low-Voltage Wiring: Contractor to provide/install conduit runs and pull-strings (with washers) to areas from the office to locations denoted on the drawings for the following
  - 1. Telephone Board.
- Security System.
   A/V System.
- 4. POS System.
  b. Installation of Kitchen Equipment: Contractor shall install/hook-up all Kitchen equipment, including but not limited to: walk-in cooler, refrigerating equipment, cooking equipment, coffee/tea/beverage service. NOTE: supply and installation of all
- hard-plumbed items is part of the BASE BID.

  c. Built-In Furnishings: Contractor to provide/install furnishings, including booths and
- banquettes, which are not shown dashed on the drawings.
  d. Power for signage. Contractor is not responsible for providing/installing signage.

### Review of Contract Documents and Field Conditions by Contractor

1. Since the Contract Documents are complementary, before starting each portion of the Work, the Contractor shall carefully study and compare the various Drawings and other Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner, shall take field measurements of any existing conditions related to that portion of the Work and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, any errors, inconsistencies or omissions discovered by the Contractor shall be reported promptly to the Architect as a request for information.

### Supervision and Construction Procedures

- 1. The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely written notice to the Owner and Architect and shall not proceed with that portion of the Work without further written instruction from the Architect.
- 2. The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for or on behalf of the Contractor or any of its Subcontractors.
- 3. The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

### **Labor and Materials**

- 1. Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated into the Work.
- 2. The Contractor may make substitutions only wit the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order.

3. The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned them.

### /arranty

The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation, on normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

### Taxes

The Contractor shall pay sales, remodel, consumer, use and similar taxes for the Work provided by the Contractor as required by governing agencies.

### Permits, Fees and Notices

- 1. The Owner (or their Consultant) is responsible for obtaining the Building Permit.
- 2. The Contractor shall secure and pay for any and all other permits, governmental fees, licenses and inspections necessary for proper execution and completion of the Work which are customarily secured after execution of the Contract and which are legally required.
- 3. The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities applicable to performance of the Work.
- 4. If the Contractor performs the Work knowing it to be contrary to laws, statutes, ordinances, building codes, and rules and regulations without such notice to the Architect and Owner, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

### Allowances

- 1. The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.
- Unless otherwise provided in the Contract Documents:
- a. allowances shall cover the cost to the Contractor of materials and equipment delivered 4. at the site and all required taxes, less applicable trade discounts;
- b. Contractor's costs for unloading and handling a tthe site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall
- be included in the Contract Sum but not in the allowances;
  c. whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect:
  1. the difference between actual costs and the the allowances under Clause 3.8.2.1 and
- Materials and equipment under an allowance shall be selected by the Owner in sufficient time to avoid delay an the Work.
- 4. Allowances for this project are as follows:a. Contingency Allowance: General Contractor shall include a 10% construction contingency for this project.

2. changes in the Contractor's costs

### Superintendent

1. The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance a the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor. Important communications shall be confirmed in writing. Other communications shall be similarly confirmed on written request in each case.

### Contractor's Construction Schedules

Room Name and Number

Door Number

Wall Type

**Equipment Number** 

Interior Elevation Reference

Elevation Reference

Section Reference

- 1. The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall not exceed the time limit agreed upon by all parties prior to awarding of the Contract, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project, and shall provide for expeditious and practicable execution of the Work.
- 2. The Contractor shall prepare and keep current, for the Architect's approval, a schedule of submittals which is coordinated with the Contractor's construction schedule and allow the Architect reasonable time to review submittals.
- 3. The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

### Documents and Samples at the Site

1. The Contractor shall maintain at the site for the Owner one record copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked currently to record field changes and selections made during construction, and one record copy of approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be available to the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work.

### Shop Drawings, Product Data and Samples

- 1. Shop Drawings are drawings, diagrams, schedules and other data especially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.
- 2. Product Data are illustrations, standards schedules, performance charts, instructions, brochures, diagrams and other information furnished by teh Contractor to illustrate the materials or equipment for some portion of the Work.
- 3. Samples are physical examples which illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.
- 4. Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. The purpose of their submittal is to demonstrate for those portions of the Work for which submittals are required by the Contract Documents the way be which the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents. The Architect shall review the Contractor's submittals for the limited purpose of checking conformance with information given and the design concept expressed in the Contract Documents. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals which are not required by the Contract Documents may be returned by the Architect without action.
- Contractor shall construct a Submittal Log showing all required submittals and associated dates for said submittals and provide to Architect for review within 14 days of signing the Agreement with the Owner. Submittal Log shall provide enough time for Architectural/ Consultant review (2 weeks) as well as resubmittal review time, should the submittal require additional information or be rejected.
- 6. Contractor shall review for compliance with the Contract Documents, approve and submit to the Architect Shop Drawings, Product Data, Samples and similar submittals required by the Contract Documents with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner of of separate contractors. Submittals which are not marked as reviewed for compliance with the Contract Documents and approved by the Contractor may be returned by the Architect without

- 6. By approving and submitting Shop Drawings, Product Data, Samples and similar submittals, the Contractor represents that the Contractor has determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and has checked and coordinated the information contained within such submittals with the requirements of the Work and the Contract Documents.
- 7. The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been approved by the Architect.
- 8. The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by the Architect's review and lack of comment.
- 9. The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such written notice the Architect's approval of a resubmission shall not apply to such revisions.
- 10. The Contractor shall not be required to provide professional services which constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such service in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences and procedures. The Contractor shall not be required to provide professional services in violation of applicable law. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by a properly licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings and other submittals related to the Work designed or certified by such professional. Shop Drawings and other submittals related ot the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted ot the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals, provided the Owner and the Architect have specified to the Contractor all performance and design criteria that such services must satisfy. The Architect will review these submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Contractor shall not be responsible for the adequacy of the performance or design criteria required by the Contract Documents.
- 11. Required Submittals for this project include, but are not limited to the following:
  - a. Shop Drawings:1. Architectural Metal Fabrications: guardrail at Queue/Serving 104, handrails/
  - 1. Architectural Metal Fabrications: guardrail at Queue/Serving 104, handrails, guardrails at stairs/ramps.
  - Architectural Woodwork, including but not limited to: millwork
     Built-In Furniture, including but not limited to: typical interior and exterior
- b. Product Literature/Specifications:
- Mechanical System and components, refer to Mechanical Drawings for additional requirements.
   Electrical System and components, refer to Electrical Drawings for additional
- requirements.
  3. Plumbing System and components, refer to
- 3. Plumbing System and components, refer to Plumbing Drawings for additional requirements.
- 4. Structural system and components, refer tp Structural Drawings for aditional information.
- 5. Windows/glazing and storefront/glazing.6. Doors and associated hardware.
- 7. All finishes, including but not limited to: tile/grout, flooring, paints, countertops, laminates, etc.
- c. Samples:
- 1. All finishes (in a size not greater than 8-1/2"x11" and no less than 4"x4"), including but not limited to: tile/grout, flooring (concrete sealer, tile, etc.), paints, metal booths, countertops (including edge condition), laminates, etc.

- . Mock-ops. 1 Mills
- 1. Millwork: Full-size mock-up of 24" long cabinet showing corner condition, drawer and door configuration (with associated hardware), countertop and associated finishes for all cabinet types.
- 2. Built-In Furniture: Full-size mock-up of 24" long section of typical interior and exterior banquette.
- Finishes: tile, wood siding, wood decking.

### Use of Site

 The Contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

### Cutting and Patching

- 1. The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly.
- 2. The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter such construction by the Owner or a separate contractor except with written consent of the Owner and of such separate contractor; such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the Owner or a separate contractor the Contractor's consent to cutting or otherwise altering the work.
- 3. Contractor shall brace/shore existing work as necessary to maintain structural integrity of the existing structure during cutting or demolition.
- 4. Contractor shall match materials/methods and finish of adjacent construction when patching. In the event that Contractor cannot eliminate the appearance of a patch due to circumstances within their or their Subcontractor's control, Contractor shall be responsible for re-finishing the entire surface associated with the patch.

### Cleaning Up

- 1. The Contractor shall keep the premises and surrounding area free from accumulation of waste mterials or rubbish caused by operations under Contract. At completion of the Work, the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials.
- 2. If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the cost thereof shall be charged to the Contractor.

### Access to Work

The Contractor shall provide the Owner and Architect access to the Work in preparation and progress wherever located.

### Indemnification

- To the fullest extent permitted by law and to the extent claims, damages, losses or expenses are not covered by Project Management Protective Liability insurancepurchased by the Contractor, the Contrator shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist.
- 2. In claims against any person or entity indemnified under this section by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under the paragraph above shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or Subcontractor under worker's compensation acts, disability benefit acts or other employee benefit acts.

217 Congress Avenu Austin, Texas 7870

sheet name:

Drawing Set

04.24.14

Symbols, General Notes and General Conditions

A0.01

### 302 Floor or Ground Surfaces

302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply

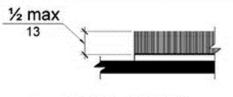
1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant

Areas of sport activity shall not be required to comply with 302.

Advisory 302.1 General. A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slipresistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.

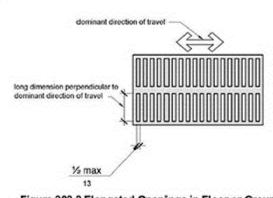
302.2 Carpet, Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

Advisory 302.2 Carpet. Carpets and permanently affixed mats can significantly increase the amount of force (roll resistance) needed to propel a wheelchair over a surface. The firmer the carpeting and backing, the lower the roll resistance. A pile thickness up to 1/2 inch (13 mm) (measured to the backing, cushion, or pad) is allowed, although a lower pile provides easier wheelchair maneuvering. If a backing, cushion or pad is used, it must be firm. Preferably, carpet pad should not be used because the soft padding increases roll resistance.



### Figure 302.2 Carp et Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.



### Figure 302.3 Elongated Openings in Floor or Ground Surfaces

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply

1. Animal containment areas shall not be required to comply with 303. 2. Areas of sport activity shall not be required to comply with 303.

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.



### 303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm)

Figure 303.2 Vertical Change in Level

high maximum shall be beveled with a slope not steeper than 1:2. Advisory 303.3 Beveled. A change in level of 1/2 inch (13 mm) is permitted to be 1/4 inch (6.4 mm vertical plus 1/4 inch (6.4 mm) beveled. However, in no case may the combined change in leve

exceed 1/2 inch (13 mm). Changes in level exceeding 1/2 inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).

### Figure 303.3 Beveled Change in Level

303.4 Ramps. Changes in level greater than 1.2 inch (13 mm) high shall be ramped, and shall

### 304 Turning Space

304.1 General. Turning space shall comply with 304.

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

### EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

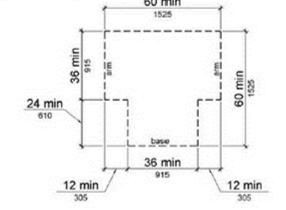
Advisory 304 2 Floor or Ground Surface Exception. As used in this section, the phrase "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding that permitted in Section 303.3. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.

### 304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

clearance complying with 306 only at the end of either the base or one arm.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe



### Figure 304.3.2 T-Shaped Turning Space

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

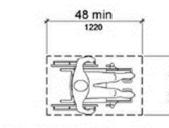
### 305 Clear Floor or Ground Space

305.1 General. Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

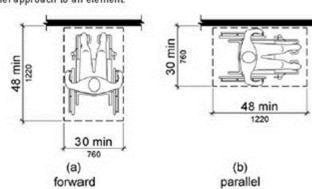
305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.



### Figure 305.3 Clear Floor or Ground Space

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

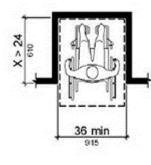


### Figure 305.5 Position of Clear Floor or Ground Space

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach. Alcoves shall be 36 in ches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).



### Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

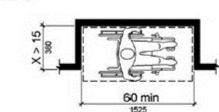
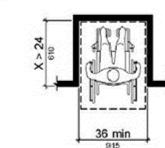


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

Advisory 306.1 General. Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

305.7.1 Forward Approach. Alcoves shall be 36 in ches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).



### Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

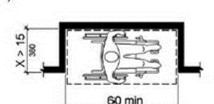


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

### 306 Knee and Toe Clearance

306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

Advisory 306.1 General. Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

### 306.2 Toe Clearance.

306.3 Knee Clearance.

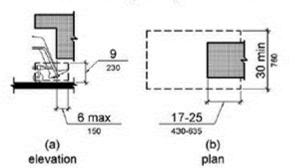
306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an 306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear

floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.



### Figure 306.2 Toe Clearance

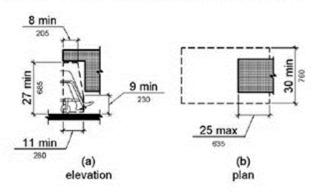
306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3. 306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an

element at 9 inches (230 mm) above the finish floor or ground. 306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a

clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.



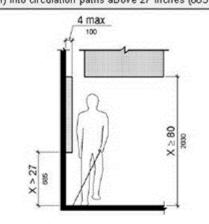
307.1 General. Protruding objects shall comply with 307.

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

Figure 306.3 Knee Clearance

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

Advisory 307.2 Protrusion Limits. When a cane is used and the element is in the detectable range, gives a person sufficient time to detect the element with the cane before there is body contact. Elements located on circulation paths, including operable elements, must comply with requirements for protruding objects. For example, awnings and their supporting structures cannot reduce the minimum required vertical clearance. Similarly, casement windows, when open, cannot encroach more than 4 inches (100 mm) into circulation paths above 27 inches (685 mm).



### Figure 307.2 Limits of Protruding Objects

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang rculation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 nches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is ounted between posts or pylons and the clear distance between the posts or pylons is greater than inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) aximum or 80 inches (2030 mm) minimum above the finish floor or ground.

EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

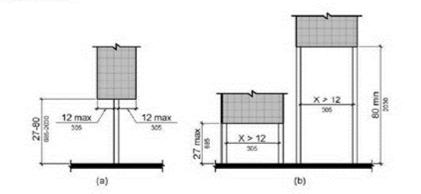
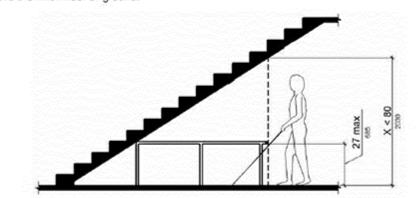


Figure 307.3 Post-Mounted Protruding Objects

07.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimur ardrails or other barriers shall be provided where the vertical clearance is less than 80 inches 2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.



### Figure 307.4 Vertical Clearance

07.5 Required Clear Width. Protruding objects shall not reduce the clear width required fo

### 308 Reach Ranges

308.1 General. Reach ranges shall comply with 308.

Advisory 308.1 General. The following table provides guidance on reach ranges for child according to age where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children. These dimensions apply to either forward or side reaches. Accessible elements and operable parts designed for adult use or children over age 12 can be

Children's Reach Ranges									
orward or Side Reach	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12						
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)						
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)						

### 308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

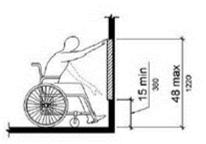
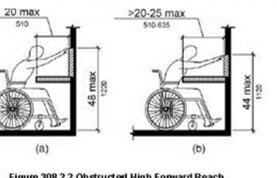


Figure 308.2.1 Unobstructed Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum

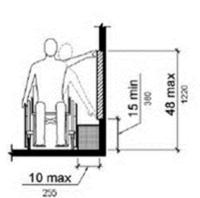


### Figure 308.2.2 Obstructed High Forward Reach

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS: 1. An obstruction shall be permitted between the clear floor or ground space and the element where

the depth of the obstruction is 10 inches (255 mm) maximum. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing



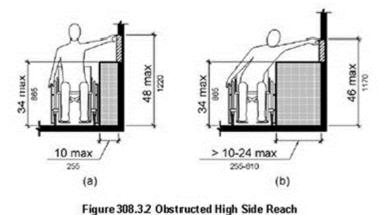
### Figure 308.3.1 Uno bstructed Side Reach 308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach

an element and the high side reach is over an obstruction, the height of the obstruction shall be 34

inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be

inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mr maximum above the finish floor 2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing



### 309 Operable Parts

309.1 General. Operable parts shall comply with 309.

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2

EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.

401.1 Scope. The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

### 402 Accessible Routes

permitted to be more steeply sloped.

402.1 General. Accessible routes shall comply with 402. 402.2 Components. Accessible routes shall consist of one or more of the following components:

the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4. Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:2 see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are

walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding

403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

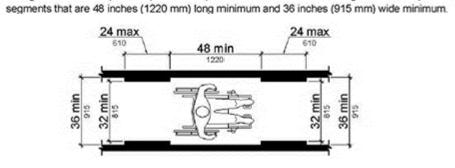
403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

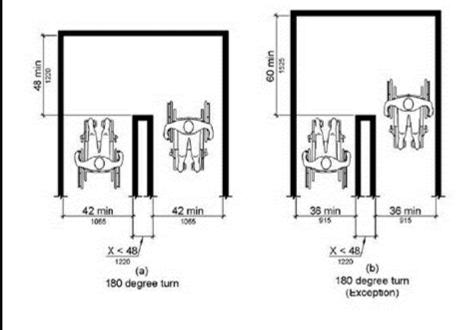
403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum. EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by



### Figure 403.5.1 Clear Width of an Access ible Route

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm)

inimum leaving the turn. EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.



### Figure 403.52 Clear Width at Turn 403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall

provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two valking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the Γ-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

Advisory 403.6 Handrails. Handrails provided in elevator cabs and platform lifts are not required to comply with the requirements for handrails on walking surfaces.

### 404 Doors, Doorways, and Gates

404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with

EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.7, 404.2.8, 404.2.9, 404.3.2 and 404.3.4 through 404.3.7. Advisory 404.1 General Exception. Security personnel must have sole control of doors that are

eligible for the Exception at 404.1. It would not be acceptable for security personnel to operate the doors for people with disabilities while allowing others to have independent access.

404.2 Manual Doors, Doorways, and Manual Gates. Manual doors and doorways and manual gates intended for user passage shall comply with 404.2. 404.2.1 Revolving Doors, Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles

shall not be part of an accessible route. 404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or

leaves shall comply with 404.2.3 and 404.2.4.

ground shall not exceed 4 inches (100 mm).

1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop 2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

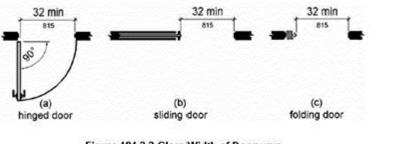


Figure 404.2.3 Clear Width of Doorways

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the quired latch side or hinge side clearance.

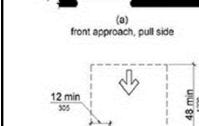
EXCEPTION: Entry doors to hospital patient rooms shall not be required to provide the clearance

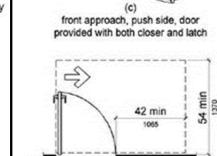
beyond the latch side of the door. 404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Туре с	of Use	Minimum Maneu	Minimum Maneuvering Clearance					
Approach Direction	Direction Door or Gate Side Perpendicular to Doorway		Parallel to Doorway (beyond latch side unless noted					
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)					
From front	Push	48 inches (1220 mm)	0 inches (0 mm) <sup>1</sup>					
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)					
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)					
From hinge side	Push	42 inches (1065 mm)²	22 inches (560 mm) <sup>3</sup>					
From latch side	Pull	48 inches (1220 mm) 4	24 inches (610 mm)					
From latch side	Push	42 inches (1065 mm) .	24 inches (610 mm)					

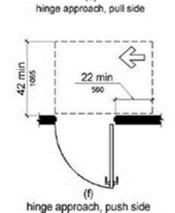
### 1. Add 12 inches (305 mm) if closer and latch are provided 2. Add 6 inches (150 mm) if closer and latch are provided.

Beyond hinge side. 4. Add 6 inches (150 mm) if closer is provided.





hinge approach, pull side



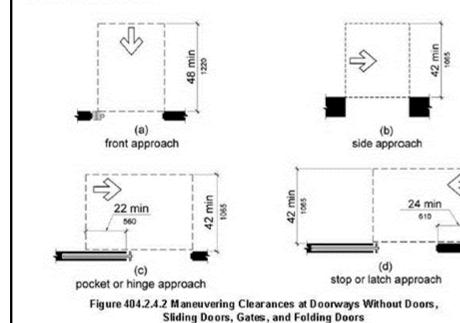
front approach, push side

Figure 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates

404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors. Doorways less than 36 inches (915 mm) wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 404.2.4.2.

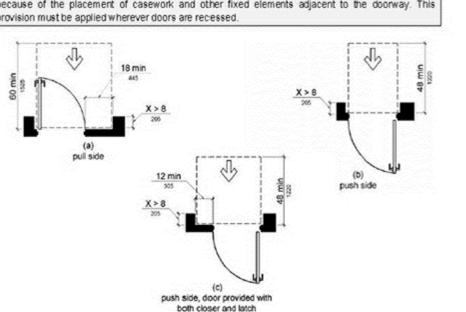
Table 404.2.4.2 Maneuvering Clearances at Doorways without Doors or Gates, Manual Sliding Doors, and Manual Folding Doors

	Minimum Mar	neuvering Clearance
Approach Direction	Perpendicular to Doorway	Parallel to Doorway (beyond stop / latch side unless noted
From Front	48 inches (1220 mm)	0 inches (0 mm)
From side1	42 inches (1065 mm)	0 inches (0 mm)
From pocket/hinge side	42 inches (1065 mm)	22 inches (560 mm) <sup>2</sup>
From stop / latch side	42 inches (1065 mm)	24 inches (610 mm)



404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the

Advisory 404.2.4.3 Recessed Doors and Gates. A door can be recessed due to wall thickness or because of the placement of casework and other fixed elements adjacent to the doorway. This



### Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

404.2.4.4 Floor or Ground Surface. Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.

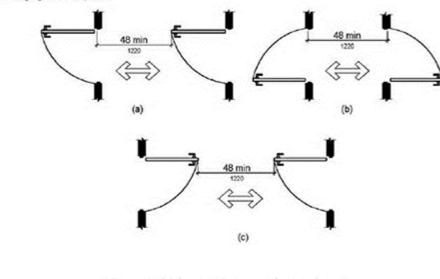
### **EXCEPTIONS:** 1. Slopes not steeper than 1:48 shall be permitted.

Changes in level at thresholds complying with 404.2.5 shall be permitted.

404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

EXCEPTION: Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled

edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5. 404,26 Doors In Series and Gates In Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates



### Figure 404.2.6 Doors In Series and Gates In Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

### 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing

overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also selflocking devices and operated by means of a key, electronic opener, or integral combination lock.

Advisory 404.2.7 Door and Gate Hardware. Door hardware that can be operated with a closed fist hand and finger movements require greater dexterity and coordination, and is not recommended.

404.2.8 Closing Speed. Door and gate closing speed shall comply with 404.2.8.

from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum 404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by

the appropriate administrative authority. The force for pushing or pulling open a door or gate other

than fire doors shall be as follows:

mm) bottom smooth surface height requirement.

shall not be required to comply with 404.2.10.

or ground shall not be required to comply with 404.2.11.

hold the door or gate in a closed position.

1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch boilts or disengage other devices that

of the door. It does not apply to the force required to retract bolts or to disengage other devices used to keep the door in a closed position. 404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be

Advisory 404.2.9 Door and Gate Opening Force. The maximum force pertains to the continuous

application of force necessary to fully open a door, not the initial force needed to overcome the inertia

### within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall

**EXCEPTIONS:** 1. Sliding doors shall not be required to comply with 404.2.10. 2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge

tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255

3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground

4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped. 404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or

more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor. EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates

shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10

power-on and power-off mode. The minimum clear width for automatic door systems in a doorway

(incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and powerassisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). 404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in

shall be based on the clear opening provided by all leaves in the open position. 404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

EXCEPTION: Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required. 404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series. Doors in series and gates in series shall comply with

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of

egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815

404.3.7 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and

404.3.5 Controls. Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

mm) minimum when operated in emergency mode. EXCEPTION: Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

turnstiles shall not be part of an accessible route.

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April 15, 2014

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AV 78 ngress Texas

N 2 4 Drawing Set 04.24.14

Texas Accessibility Standards

sheet name:

EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to

Slope'	Maximum Rise		
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)		
teeper than 1:12 but not steeper than 1:10	6 inches (150 mm)		

Advisory 405.2 Slope. To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

Advisory 405.3 Cross Slope. Cross slope is the slope of the surface perpendicular to the direction of travel. Cross slope is measured the same way as slope is measured (i.e., the rise over the run).

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

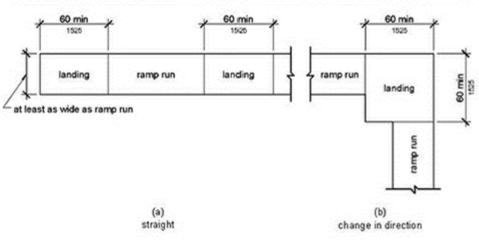
405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

Advisory 405.7 Landings. Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this document. Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes. A level landing is needed at the accessible door to permit maneuvering and simultaneously door operation.



### Figure 405.7 Ramp Landings

405.7.1 Slope. Landings shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the

405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area. 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails

complying with 505. EXCEPTION: Within employee work areas, handrails shall not be required where ramps that are

part of common use circulation paths are designed to permit the installation of handrails comply with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch (915 mm) minimum clear width when handrails are installed.

405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

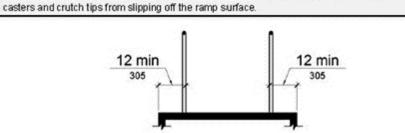
### **EXCEPTIONS:**

1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp

run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of % inch (13 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area

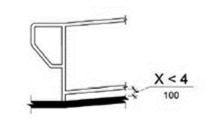
405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing

shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505. Advisory 405.9.1 Extended Floor or Ground Surface. The extended surface prevents wheelchair



### Figure 405.9.1 Extended Floor or Ground Surface Edge Protection

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

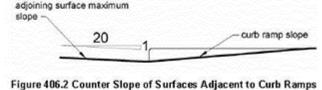


### Figure 405.9.2 Curb or Barrier Edge Protection

405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.



406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

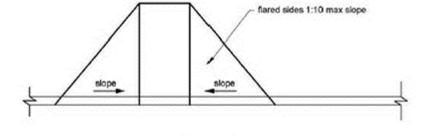
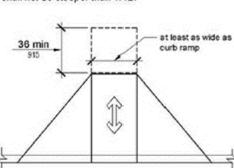


Figure 406.3 Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.



### Figure 406.4 Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other welldefined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonall curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

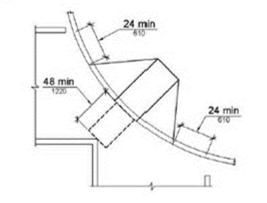
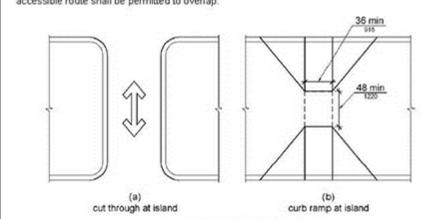


Figure 406.6 Diagonal or Comer Type Curb Ramps

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.



407.1 General. Elevators shall comply with 407 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME

Figure 406.7 Islands in Crossings

A17.1. Elevator operation shall be automatic Advisory 407.1 General. The ADA and other Federal civil rights laws require that accessible features be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Building owners should note that the ASME Safety Code for Elevators and Escalators requires routine maintenance and inspections. Isolated or temporary interruptions in service due to maintenance or repairs may be unavoidable; however, failure to take prompt action to

effect repairs could constitute a violation of Federal laws and these requirements

407.2.1 and 309.4. Call buttons shall be raised or flush.

407.2.1 Call Controls. Where elevator call buttons or keypads are provided, they shall comply with

**EXCEPTION:** Existing elevators shall be permitted to have recessed call buttons.

407.2.1.1 Height. Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.

EXCEPTION: Existing call buttons and existing keypads shall be permitted to be located at 54 inches (1370 mm) maximum above the finish floor, measured to the centerline of the highest

407.2.1.2 Size. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension.

**EXCEPTION:** Existing elevator call buttons shall not be required to comply with 407.2.1.2.

407.2.1.3 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be

Advisory 407.2.1.3 Clear Floor or Ground Space. The clear floor or ground space required at elevator call buttons must remain free of obstructions including ashtrays, plants, and other decorative elements that prevent wheelchair users and others from reaching the call buttons. The height of the clear floor or ground space is considered to be a volume from the floor to 80 inches (2030 mm) above the floor. Recessed ashtrays should not be placed near elevator call buttons so that persons who are blind or visually impaired do not inadvertently contact them or their contents as they reach for the call

407.2.1.4 Location. The call button that designates the up direction shall be located above the call button that designates the down direction.

EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.2.1.4.

Advisory 407.2.1.4 Location, Exception. A destination-oriented elevator system provides lobby controls enabling passengers to select floor stops, lobby indicators designating which elevator to use, and a car indicator designating the floors at which the car will stop. Responding cars are programmed for maximum efficiency by reducing the number of stops any passenger experiences.

407.2.1.5 Signals. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

**EXCEPTIONS:** 1. Destination-oriented elevators shall not be required to comply with 407.2.1.5 provided that visible and audible signals complying with 407.2.2 indicating which elevator car to enter are provided. 2. Existing elevators shall not be required to comply with 407.2.1.5.

407.2.1.6 Keypads. Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.2.2 Hall Signals. Hall signals, including in-car signals, shall comply with 407.2.2.

hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where incar signals are provided, they shall be visible from the floor area adjacent to the hall call buttons. **EXCEPTIONS:** 

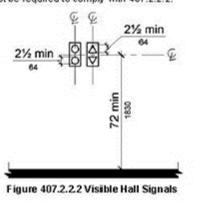
407.2.2.1 Visible and Audible Signals. A visible and audible signal shall be provided at each

1. Visible and audible signals shall not be required at each destination-oriented elevator where a visible and audible signal complying with 407.2.2 is provided indicating the elevator car designation information.

2. In existing elevators, a signal indicating the direction of car travel shall not be required. 407.2.2.2 Visible Signals. Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground. The visible signal elements shall be 2 1/2 inches (64 mm) minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area

adjacent to the hall call button.

1. Destination oriented elevators shall be permitted to have signals visible from the floor area adjacent to the hoistway entrance. 2. Existing elevators shall not be required to comply with 407.2.2.2.



407.2.2.3 Audible Signals. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3000 Hz maximum. The audible signal and verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the hall call button.

1. Destination-oriented elevators shall not be required to comply with 407.2.2.3 provided that the audible tone and verbal announcement is the same as those given at the call button or call button 2. Existing elevators shall not be required to comply with the requirements for frequency and dB

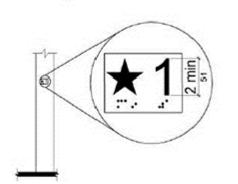
range of audible signals. 407.2.2.4 Differentiation. Each destination-oriented elevator in a bank of elevators shall have audible and visible means for differentiation.

407.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3. 407.2.3.1 Floor Designation. Floor designations complying with 703.2 and 703.4.1 shall be provided

be provided on both jambs at the main entry level.

on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile

characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum. A tactile star shall



### Figure 407 2.3.1 Floor Designations on Jambs of Elevator Hoistway Entrances

407.2.3.2 Car Designations. Destination-oriented elevators shall provide tactile car identification complying with 703.2 on both jambs of the hoistway immediately below the floor designation. Car designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum

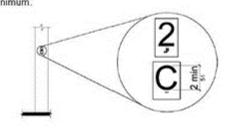


Figure 407.2.3.2 Car Designations on Jambs of Destination-Oriented Elevator Hoistway Entrances

407.3 Elevator Door Requirements. Hoistway and car doors shall comply with 407.3

407.3.1 Type. Elevator doors shall be the horizontal sliding type. Car gates shall be prohibited.

407.3.2 Operation. Elevator hoistway and car doors shall open and close automatically.

EXCEPTION: Existing manually operated hoistway swing doors shall be permitted provided that they comply with 404.2.3 and 404.2.9. Car door closing shall not be initiated until the hoistway door

407.3.3 Reopening Device. Elevator doors shall be provided with a reopening device complying with 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person

EXCEPTION: Existing elevators with manually operated doors shall not be required to comply with 407.3.3.1 Height. The device shall be activated by sensing an obstruction passing through the

opening at 5 inches (125 mm) nominal and 29 inches (735 mm) nominal above the finish floor. 407.3.3.2 Contact. The device shall not require physical contact to be activated, although contact is permitted to occur before the door reverses.

407.3.3.3 Duration. Door reopening devices shall remain effective for 20 seconds minimum.

407.3.4 Door and Signal Timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors of that car start to close shall be calculated from the following equation:

T = D/(1.5 ft/s) or T = D/(455 mm/s) = 5 seconds minimum where T equals the total time in seconds and D equals the distance (in feet or millimeters) from the point in the lobby or comidor 60 inches (1525 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door.

**EXCEPTIONS:** 1. For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 inches (1525 mm) directly in front of the farthest hall call button and the audible signal is

2. Destination-oriented elevators shall not be required to comply with 407.3.4. 407.3.5 Door Delay. Elevator doors shall remain fully open in response to a car call for 3 seconds

407.3.6 Width. The width of elevator doors shall comply with Table 407.4.1.

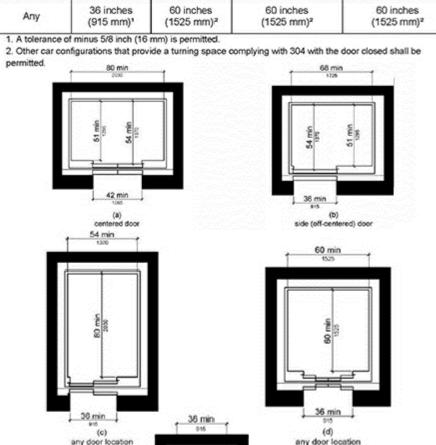
EXCEPTION: In existing elevators, a power-operated car door complying with 404.2.3 shall be

407.4 Elevator Car Requirements. Elevator cars shall comply with 407.4. 407.4.1 Car Dimensions. Inside dimensions of elevator cars and clear width of elevator doors shall

comply with Table 407.4.1. EXCEPTION: Existing elevator car configurations that provide a clear floor area of 16 square feet (1.5 m2) minimum and also provide an inside clear depth 54 inches (1370 mm) minimum and a clear width 36 inches (915 mm) minimum shall be permitted.

Table 407.4.1 Elevator Car Dimensions

Minimum Dimensions Inside Car. Door Clear Back Wall to Back Wall to **Door Location** Side to Side Width Front Return side Face of Doo 51 inches 54 inches 80 inches 42 inches Centered (1065 mm) (1295 mm) (1370 mm) (2030 mm) 36 inches 68 inches 51 inches (off-centered) (915 mm)1 (1725 mm) (1295 mm) (1370 mm) 54 inches 36 inches (915 mm)<sup>1</sup> (1370 mm) (2030 mm) (2030 mm)



xisting elevator car configuration

Figure 407.4.1 Elevator Car Dimensions

407.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

407.4.3 Platform to Hoistway Clearance. The clearance between the car platform sill and the edge of any hoistway landing shall be 1 1/4 inch (32 mm) maximum.

407.4.4 Leveling. Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings within a tolerance of 1/2 inch (13 mm) under rated loading to zero loading conditions.

407.4.5 Illumination. The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.4.6 Elevator Car Controls. Where provided, elevator car controls shall comply with 407.4.6 and

**EXCEPTION:** In existing elevators, where a new car operating panel complying with 407.4.6 is

provided, existing car operating panels shall not be required to comply with 407.4.6. 407.4.6.1 Location. Controls shall be located within one of the reach ranges specified in 308.

1. Where the elevator panel serves more than 16 openings and a parallel approach is provided,

buttons with floor designations shall be permitted to be 54 inches (1370 mm) maximum above the 2. In existing elevators, car control buttons with floor designations shall be permitted to be located 54 inches (1370 mm) maximum above the finish floor where a parallel approach is provided.

407.4.6.2 Buttons. Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush.

EXCEPTION: In existing elevators, buttons shall be permitted to be recessed. 407.4.6.2.1 Size. Buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

407.4.6.2.2 Arrangement. Buttons shall be arranged with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right.

407.4.6.3 Keypads. Car control keypads shall be in a standard telephone keypad arrangement and

shall comply with 407.4.7.2. 407.4.6.4 Emergency Controls. Emergency controls shall comply with 407.4.6.4.

407.4.6.4.1 Height. Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor.

bottom of the panel. 407.4.7 Designations and Indicators of Car Controls. Designations and indicators of car controls

407.4.6.4.2 Location. Emergency controls, including the emergency alarm, shall be grouped at the

shall comply with 407.4.7. EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.7 is

407.4.7.1 Buttons. Car control buttons shall comply with 407.4.7.1. 407.4.7.1.1 Type. Control buttons shall be identified by tactile characters complying with 703.2.

407.4.7.1.2 Location. Raised character and braille designations shall be placed immediately to the

provided, existing car operating panels shall not be required to comply with 407.4.7.

left of the control button to which the designations apply.

EXCEPTION: Where space on an existing car operating panel precludes tactile markings to the left of the controls, markings shall be placed as near to the control as possible.

407.4.7.1.3 Symbols. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3.

Table 407.4.7.1.3 Elevator Control Button Identification							
Control Button	Tactile Symbol	Braille Message					
Emergency Stop	8	"ST" OP Three cells"					
Alarm	4	AL"AR"M Four cells					
Door Open	•	OP"EN" Three cells					
Door Close	<b>&gt;</b>  4	CLOSE Five cells					
Main Entry Floor	*	MA"IN" Three cells					
Phone		PH"ONE" Four cells					

407.4.7.1.4 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered. The visible indication shall extinguish when the car arrives at the designated floor.

407.4.7.2 Keypads. Keypads shall be identified by characters complying with 703.5 and shall be centered on the corresponding keypad button. The number five key shall have a single raised dot. The dot shall be 0.118 inch (3 mm) to 0.120 inch (3.05 mm) base diameter and in other aspects comply with Table 703.3.1.

407.4.8 Car Position Indicators. Audible and visible car position indicators shall be provided in

407.4.8.1 Visible Indicators. Visible indicators shall comply with 407.4.8.1. 407.4.8.1.1 Size. Characters shall be 1/2 inch (13 mm) high minimum.

407.4.8.1.2 Location. Indicators shall be located above the car control panel or above the door. 407.4.8.1.3 Floor Arrival. As the car passes a floor and when a car stops at a floor served by the elevator, the corresponding character shall illuminate.

EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.4.8.1.3 provided that the visible indicators extinguish when the call has been answered. 407.4.8.1.4 Destination Indicator. In destination-oriented elevators, a display shall be provided in

407.4.8.2 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.1 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor at which the car is about to stop. EXCEPTION: For elevators other than destination-oriented elevators that have a rated speed of 200 feet per minute (1 m/s) or less, a non-verbal audible signal with a frequency of 1500 Hz

maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall

407.4.8.2.2 Signal Level. The verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the annunciator.

407.4.8.2.3 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000

407.4.9 Emergency Communication. Emergency two-way communication systems shall comply

with 308. Tactile symbols and characters shall be provided adjacent to the device and shall comply

### 408 Limited-Use/Limited-Application Elevators

the car with visible indicators to show car destinations.

408.1 General. Limited-use/limited-application elevators shall comply with 408 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger

elevators as classified by ASME A17.1. Elevator operation shall be automatic. 408.2 Elevator Landings. Landings serving limited-use/limited-application elevators shall comply

408.2.1 Call Buttons. Elevator call buttons and keypads shall comply with 407.2.1.

408.2.2 Hall Signals. Hall signals shall comply with 407.2.2. 408.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.1.

408.3 Elevator Doors. Elevator hoistway doors shall comply with 408.3.

408.3.1 Sliding Doors. Sliding hoistway and car doors shall comply with 407.3.1 through 407.3.3 and

comply with 404, 407, 3.2 and 408, 3.2. 408.3.2.1 Power Operation. Swinging doors shall be power-operated and shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards"

408.3.2 Swinging Doors. Swinging hoistway doors shall open and close automatically and shall

408.3.2.2 Duration. Power-operated swinging doors shall remain open for 20 seconds minimum

408.4.1 Car Dimensions and Doors. Elevator cars shall provide a clear width 42 inches (1065 mm)

### 408.4 Elevator Cars. Elevator cars shall comply with 408.4.

minimum and a clear depth 54 inches (1370 mm) minimum. Car doors shall be positioned at the narrow ends of cars and shall provide 32 inches (815 mm) minimum clear width.

### 1. Cars that provide a clear width 51 inches (1295 mm) minimum shall be permitted to provide a clear depth 51 inches (1295 mm) minimum provided that car doors provide a clear opening 36

2. Existing elevator cars shall be permitted to provide a clear width 36 inches (915 mm) minimum, clear depth 54 inches (1370 mm) minimum, and a net clear platform area 15 square feet (1.4 m²)

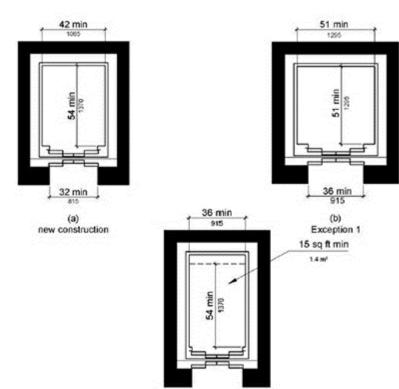


Figure 408.4.1 Limited-Use/Limited-Application (LULA) Elevator Car Dimensions

408.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303. 408.4.3 Platform to Hoistway Clearance. The platform to hoistway clearance shall comply with

408.4.4 Leveling. Elevator car leveling shall comply with 407.4.4. 408.4.5 Illumination. Elevator car illumination shall comply with 407.4.5.

408.4.6 Car Controls. Elevator car controls shall comply with 407.4.6. Control panels shall be centered on a side wall.

shall comply with 407.4.7. 408.4.8 Emergency Communications. Car emergency signaling devices complying with 407.4.9

408.4.7 Designations and Indicators of Car Controls. Designations and indicators of car controls.

409 Private Residence Elevators

spaces required by 409.4.1.

be raised or flush.

under rated loading to zero loading conditions.

409.1 General. Private residence elevators that are provided within a residential dwelling unit required to provide mobility features complying with 809.2 through 809.4 shall comply with 409 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

409.2 Call Buttons. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension and shall comply with 309. 409.3 Elevator Doors. Hoistway doors, car doors, and car gates shall comply with 409.3 and 404.

EXCEPTION: Doors shall not be required to comply with the maneuvering clearance requirements

in 404.2.4.1 for approaches to the push side of swinging doors. 409.3.1 Power Operation. Elevator car and hoistway doors and gates shall be power operated and shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). Power operated doors and gates shall remain open for 20 seconds minimum when activated.

EXCEPTION: In elevator cars with more than one opening, hoistway doors and gates shall be permitted to be of the manual-open, self-close type. 409.3.2 Location. Elevator car doors or gates shall be positioned at the narrow end of the clear floor

409.4 Elevator Cars. Private residence elevator cars shall comply with 409.4. 409.4.1 Inside Dimensions of Elevator Cars. Elevator cars shall provide a clear floor space of 36

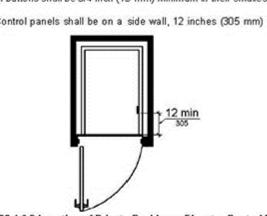
inches (915 mm) minimum by 48 inches (1220 mm) minimum and shall comply with 305.

409.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

409.4.3 Platform to Hoistway Clearance. The clearance between the car platform and the edge of any landing sill shall be 1 1/2 inch (38 mm) maximum. 409.4.4 Leveling. Each car shall automatically stop at a floor landing within a of 1/2 inch (13 mm)

409.4.5 Illumination Levels. Elevator car illumination shall comply with 407.4.5. 409.4.6 Car Controls. Elevator car control buttons shall comply with 409.4.6, 309.3, 309.4, and shall

409.4.6.1 Size. Control buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension 409.4.6.2 Location. Control panels shall be on a side wall, 12 inches (305 mm) minimum from any



### Figure 409.4.6.2 Location of Private Residence Elevator Control Panel

409.4.7 Emergency Communications. Emergency two-way communication systems shall comply

409.4.7.1 Type. Atelephone and emergency signal device shall be provided in the car.

409.4.7.2 Operable Parts. The telephone and emergency signaling device shall comply with 309.3 409.4.7.3 Compartment. If the telephone or device is in a closed compartment, the compartment

### 409.4.7.4 Cord. The telephone cord shall be 29 inches (735 mm) long minimum.

42 inches (1065 mm) minimum.

door hardware shall comply with 309.

410 Platform Lifts 410.1 General. Platform lifts shall comply with ASME A18.1 (1999 edition or 2003 edition) incorporated by reference, see "Referenced Staindards" in Chapter 1). Platform lifts shall not be

Advisory 410.1 General. Inclined stairway chairlifts and inclined and vertical platform lifts are available for short-distance vertical transportation. Because an accessible route requires an 80 inch Advisory 410.1 General (Continued). (2030 mm) vertical clearance, care should be taken in selecting lifts as they may not be equally suitable for use by people using wheelchairs and people standing. If a lift does not provide 80 inch (2030 mm) vertical clearance, it cannot be considered part

of an accessible route in new construction. The ADA and other Federal civil rights laws require that accessible features be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Building owners are reminded that the ASME A18 Safety Standard for Platform Lifts and Stairway Chairlifts requires routine maintenance and inspections. Isolated or temporary interruptions in service due to maintenance or repairs may be unavoidable; however, failure to take prompt action to effect repairs could constitute a violation of Federal laws and these requirements.

410.2 Floor Surfaces. Floor surfaces in platform lifts shall comply with 302 and 303.

attendant-operated and shall provide unassisted entry and exit from the lift.

410.3 Clear Floor Space. Clear floor space in platform lifts shall comply with 305. 410.4 Platform to Runway Clearance. The clearance between the platform sill and the edge of any runway landing shall be 1 inch (32 mm) maximum.

provide a clear width 32 inches (815 mm) minimum. Side doors and gates shall provide a clear width

EXCEPTION: Platform lifts serving two landings maximum and having doors or gates on opposite

410.5 Operable Parts. Controls for platform lifts shall comply with 309. 410.6 Doors and Gates. Platform lifts shall have low-energy power-operated doors or gates complying with 404.3. Doors shall remain open for 20 seconds minimum. End doors and gates shall

sides shall be permitted to have self-closing manual doors or gates.

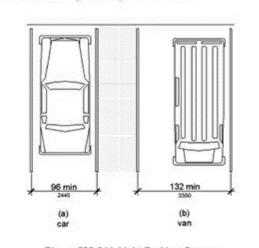
Figure 410.6 Platform Lift Doors and Gates

501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document. 502 Parking Spaces 502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

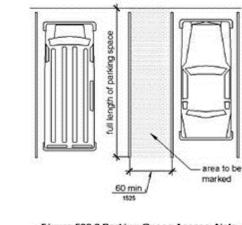
EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.



### Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.



### Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them. Advisory 502.3.3 Marking. The method and color of marking are not specified by these

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are

parking spaces because they would create slopes greater than 1:48.

have access aisles located on the passenger side of the parking spaces.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted. Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum. Advisory 502.5 Vertical Clearance. Signs provided at entrances to parking facilities informing

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or

Advisory 502.6 Identification. The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent

503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up space 96

503.3.1 Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide

503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so

### vehicle overhangs from reducing the clear width of accessible routes.

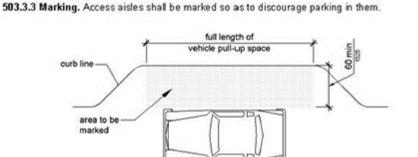
te of the van space.

503 Passenger Loading Zones 503.1 General. Passenger loading zones shall comply with 503.

inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

ground surface measured to the bottom of the sign.

503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.



comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve.

Figure 503.3 Passenger Loading Zone Access Aisle 503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall

### EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

### 504.1 General. Stairs shall comply with 504. 504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform

504 Stairways

Changes in level are not permitted.

tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

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April 15, 2014

This drawing may not be

used for regulatory approval,

permitting, or construction

requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the

drivers of clearances and the location of van accessible parking spaces can provide useful customer

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Texas Accessibility

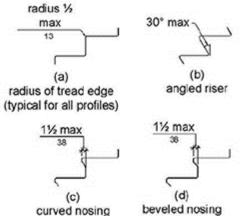
Standards

sheet name:

EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

Advisory 504.4 Tread Surface. Consider providing visual contrast on tread nosings, or at the leading edges of treads without nosings, so that stair treads are more visible for people with low vision.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the



### Figure 504.5 Stair Nosings

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3. and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

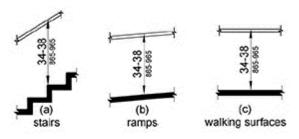
EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or

### EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

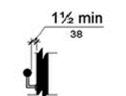
505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

Advisory 505.4 Height. The requirements for stair and ramp handrails in this document are for adults. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches (710 mm) measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9 inches (230 mm) minimum, should be provided to help prevent entrapment.



### Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.



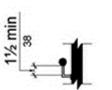
### Figure 505.5 Handrail Clearance

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be

permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

Advisory 505.6 Gripping Surface. People with disabilities, older people, and others benefit from ontinuous gripping surfaces that permit users to reach the fingers outward or downward to grasp the andrail, particularly as the user senses a loss of equilibrium or begins to fall.

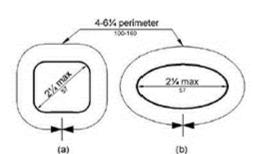


### Figure 505.6 Horizontal Projections Below Gripping Surface

505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.1

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.



### Figure 505.7.2 Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

### 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.

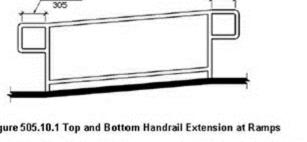
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating

where the handrails are discontinuous to provide access to seating and to permit crossovers within

3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration. 505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the

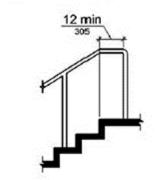
landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall

return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent



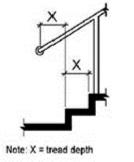
### Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight



### Figure 505.10.2 Top Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.



### Figure 505.10.3 Bottom H andrail Extension at Stairs

601.1 Scope. The provisions of Chapter 6 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

602.1 General. Drinking fountains shall comply with 307 and 602.

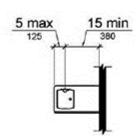
602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided

EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers.

### 602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.



602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

Advisory 602.6 Water Flow. The purpose of requiring the drinking fountain spout to produce a flow of water 4 inches (100 mm) high minimum is so that a cup can be inserted under the flow of water to provide a drink of water for an individual who, because of a disability, would otherwise be incapable of

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish

### 603 Toilet and Bathing Rooms

603.1 General. Toilet and bathing rooms shall comply with 603.

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

### 1. Doors to a toilet room or bathing room for a single occupant accessed only through a private

office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3. 2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

Advisory 603.2.3 Door Swing Exception 1. At the time the door is installed, and if the door swing is reversed in the future, the door must meet all the requirements specified in 404. Additionally, the door swing cannot reduce the required width of an accessible route. Also, avoid violating other building or life safety codes when the door swing is reversed.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

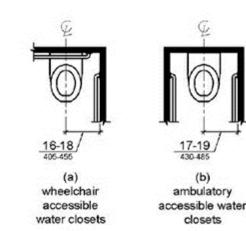
Advisory 603.3 Mirrors. A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74 inches (1880 mm) minimum from the floor or

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

### 604 Water Closets and Toilet Compartments

604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8. EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 1/6 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.



### Figure 604.2 Water Closet Location

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

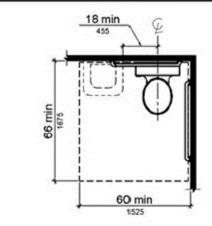


### Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

EXCEPTION: In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.

Advisory 604.3.2 Overlap. When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the



### Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4. 2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall

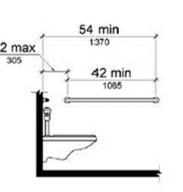
1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms

provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5. 3. In detention or correction facilities, grab bars shall not be required to be installed in housing or

holding cells that are specially designed without protrusions for purposes of suicide prevention. Advisory 604.5 Grab Bars Exception 2. Reinforcement must be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements including, but not limited

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the

, required length, installation height, and structural strength.

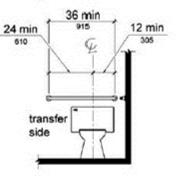


### Figure 604.5.1 Side Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 nm) minimum on the other side.

### **EXCEPTIONS:** 1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the

water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.



### Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

Advisory 604.6 Flush Controls. If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing can cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet; or if approved by the local authority having jurisdiction, provide a toilet seat lid.

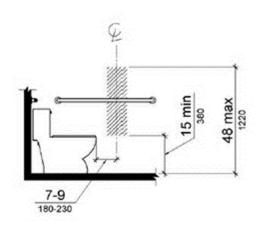
604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm)

minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of

the dispenser. The outlet of the dispenser shall be 15, inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and

the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches

(915 mm) maximum above the finish floor.



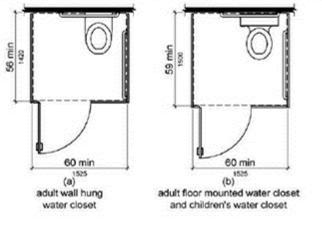
### Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

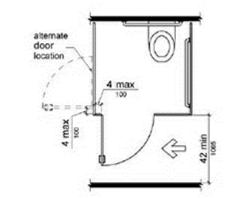
604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear

Advisory 604.8.1.1 Size. The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.3 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements. Convenience fixtures such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minimum space requirements may not provide adequate space for maneuvering into position at a baby changing



### Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.



### Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the 604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floormounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a

the finish floor

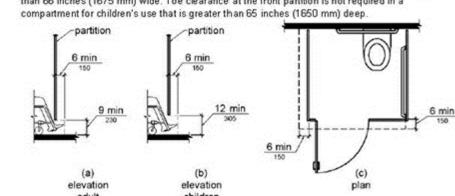


Figure 604.8.1.4 Wheelchair Access ible Toilet Compartment Toe Clearance 604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall

grab bar complying with 604.5.2 shall be provided. 604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum. 604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be selfclosing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

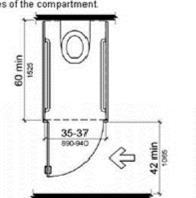


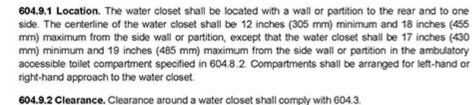
Figure 604.8.2 Ambulatory Accessible Toilet Compartment 604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor. 604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet

Advisory 604.9 Water Closets and Toilet Compartments for Children's Use. The requirements in 604.9 are to be followed where the exception for children's water closets in 604.1 is used. The following table provides additional guidance in applying the specifications for water closets for children according to the age group served and reflects the differences in the size, stature, and reach ranges of children ages 3 through 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently

compartments for children's use shall comply with 604.9.

in the installation of a water closet and related elements.

Advisory Specifications for Water Closets Serving Children Ages 3 through 12									
	Ages 3 and 4	Ages 5 through 8	Ages 9 through						
Water Closet Centerline	12 inches	12 to 15 inches	15 to 18 inches						
	(305 mm)	(305 to 380 mm)	(380 to 455 mm						
Toilet Seat Height	11 to 12 inches	12 to 15 inches	15 to 17 inches						
	(280 to 305 mm)	(305 to 380 mm)	(380 to 430 mm						
Grab Bar Height	18 to 20 inches	20 to 25 inches	25 to 27 inches						
	(455 to 510 mm)	(510 to 635 mm)	(635 to 685 mm						
Dispenser Height	14 inches	14 to 17 inches	17 to 19 inches						
	(355 mm)	(355 to 430 mm)	(430 to 485 mm						



604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted

### 604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

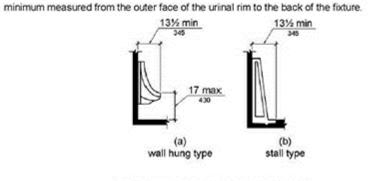
### 604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.

### 605.1 General. Urinals shall comply with 605.

persons, including people of short stature

Advisory 605.1 General. Stall-type urinals provide greater accessibility for a broader range of

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep



### Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

### 06 Lavatories and Sinks

complying with 306.

606.1 General. Lavatories and sinks shall comply with 606.

Advisory 606.1 General. If soap and towel dispensers are provided, they must be located within the reach ranges specified in 308. Locate soap and towel dispensers so that they are conveniently usable by a person at the accessible lavatory.

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

cook top or conventional range is not provided and to wet bars. 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance

1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a

3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture;

(b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished 4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches (785 mm) maximum above the finish floor or ground.

A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily 6. The dip of the overflow shall not be considered in determining knee and toe clearances.

7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

### 506.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counte surface 34 inches (865 mm) maximum above the finish floor or ground.

1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29 inches (735) mm) minimum and 36 inches (915 mm) maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall

remain open for 10 seconds minimum 606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive

607.1 General, Bathtubs shall comply with 607. 607.2 Clearance. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance

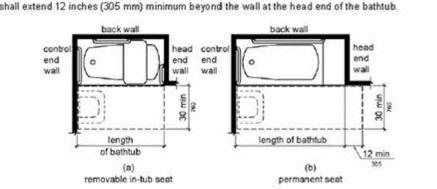


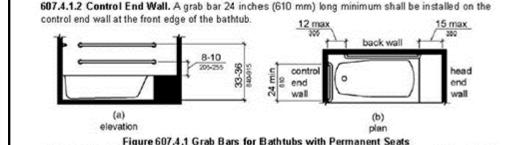
Figure 607.2 Clearance for Bathtubs 607.3 Seat. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2. EXCEPTIONS: 1. Grab bars shall not be required to be installed in a bathtub located in a bathing facility for a single occupant accessed only through a private office and not for common use or public use provided

that reinforcement has been installed in walls and located so as to permit the installation of grab

2. In residential dwelling units, grab bars shall not be required to be installed in bathtubs located in bathing facilities provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 607.4. 607.4.1 Bathtubs With Permanent Seats. For bathtubs with permanent seats, grab bars shall be

provided in accordance with 607.4.1. 607.4.1.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.



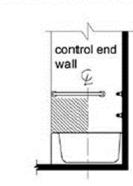
607.4.2 Bathtubs Without Permanent Seats. For bathtubs without permanent seats, grab bars shall 607.4.2.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm) long minimum and shall be installed 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum

607.4.2.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub. 607.4.2.3 Head End Wall. A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

from the control end wall.

centerline of the width of the bathtub. Controls shall comply with 309.4.

Figure 607.4.2 Grab Bars for Bathtubs with Removable In-Tub Seats 607.5 Controls, Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the



### Figure 607.5 Bathtub Control Location

607.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120°F (49°C)

Advisory 607.6 Shower Spray Unit and Water. Ensure that hand-held shower spray units are capable of delivering water pressure substantially equivalent to fixed shower heads.

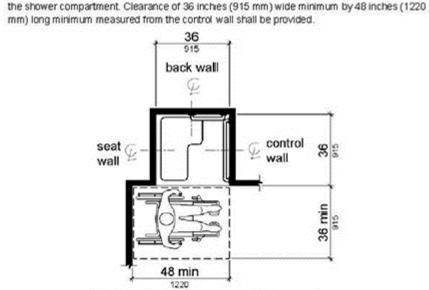
### 608 Shower Compartments

608.1 General. Shower compartments shall comply with 608.

Advisory 608.1 General. Shower stalls that are 60 inches (1525 mm) wide and have no curb may increase the usability of a bathroom because the shower area provides additional maneuvering

608.2 Size and Clearances for Shower Compartments. Shower compartments shall have sizes

and clearances complying with 608.2. 608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of

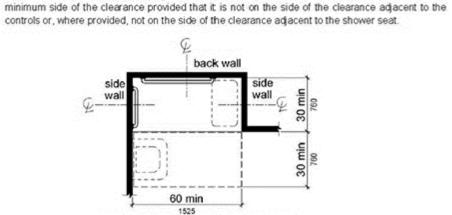


Note: inside finished dimensions measured at the center points

of opposing sides

### Figure 608.2.1 Transfer Type Shower Compartment Size and Clearance 608.2.2 Standard Roll-In Type Shower Compartments. Standard roll-in type shower compartments

minimum entry on the face of the shower compartment. 608.2.2.1 Clearance. A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment. EXCEPTION: A lavatory complying with 606 shall be permitted on one 30 inch (760 mm) wide



### Note: inside finished dimensions measured at the center points of opposing sides

Figure 608.2.2 Standard Roll-In Type Shower Compartment Size and Clearance 608.2.3 Alternate Roll-In Type Shower Compartments. Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions

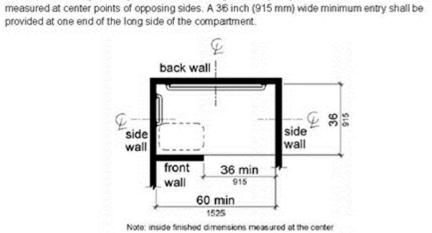


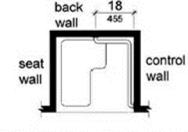
Figure 608.2.3 Alternate Roll-In Type Shower Compartment

Size and Clearance 608.3 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor.

EXCEPTIONS:

1. Grab bars shall not be required to be installed in a shower located in a bathing facility for a single occupant accessed only through a private office, and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 608.3. 2. In residential dwelling units, grab bars shall not be required to be installed in showers located in

the installation of grab bars complying with 608.3. 608.3.1 Transfer Type Shower Compartments. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.



### Figure 608.3.1 Grab Bars for Transfer Type Showers 608.32 Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in

type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

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April 15, 2014

shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide

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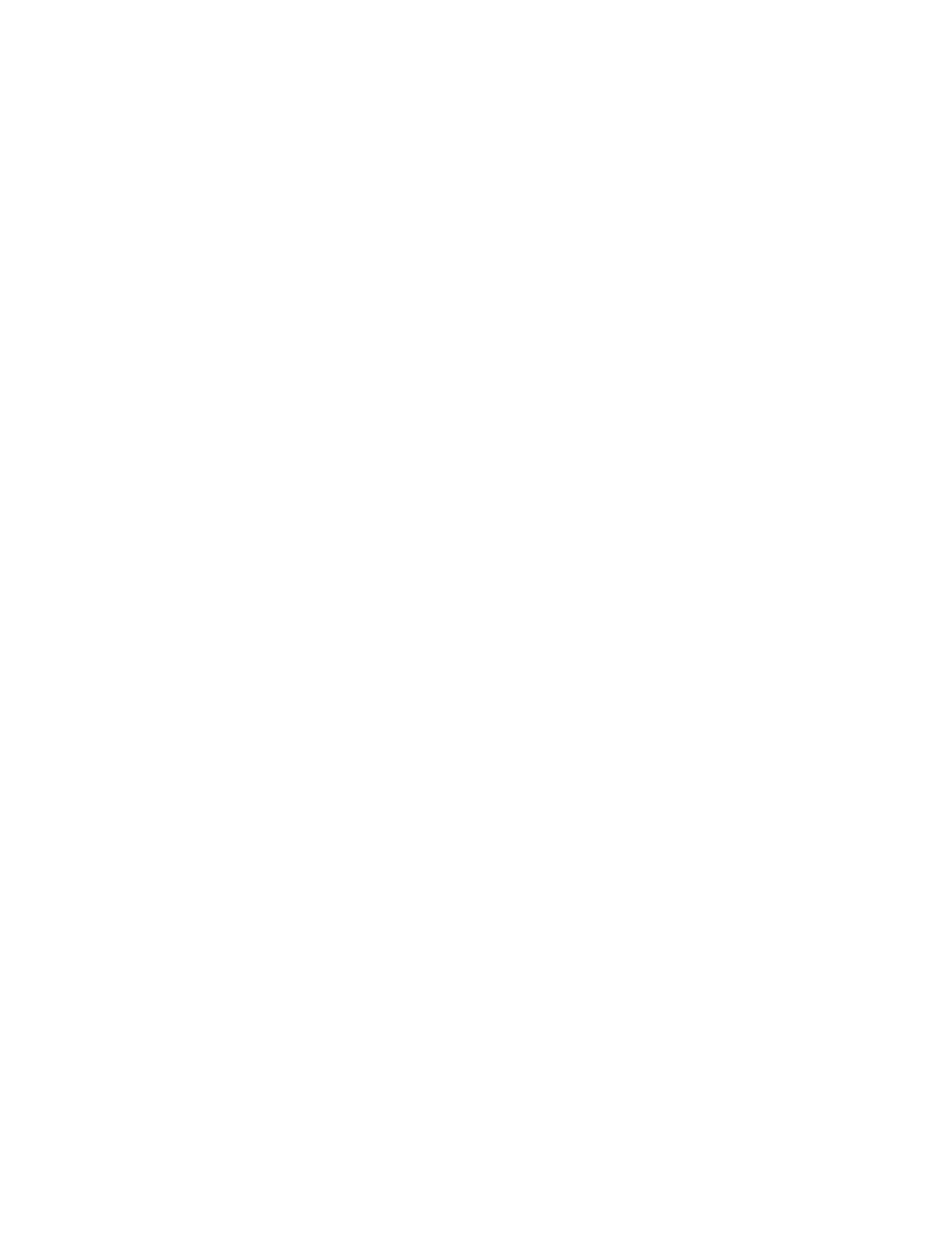
bathing facilities provided that reinforcement has been installed in walls and located so as to permit

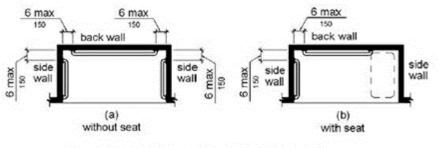
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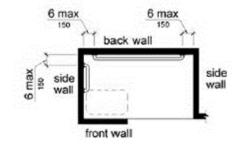
Accessibility





### Figure 608.3.2 Grab Bars for Standard Roll-In Type Showers

608.3.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.



### Figure 608.3.3 Grab Bars for Alternate Roll-In Type Showers

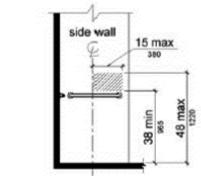
608.4 Seats. A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll in type showers required in transient lodging guest rooms with mobility features complying with 806.2. Seats shall comply with 610.

EXCEPTION: In residential dwelling units, seats shall not be required in transfer type shower compartments provided that reinforcement has been installed in walls so as to permit the

608.5 Controls. Controls, faucets, and shower spray units shall comply with 309.4.

installation of seats complying with 608.4.

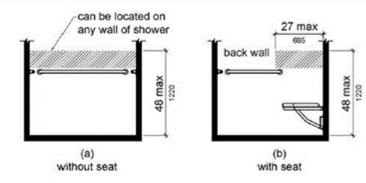
608.5.1 Transfer Type Shower Compartments. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower



### Figure 608.5.1 Transfer Type Shower Compartment Control Location

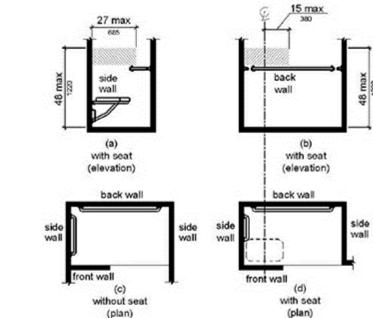
608.5.2 Standard Roll-In Type Shower Compartments. In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

Advisory 608.5.2 Standard Roll-in Type Shower Compartments. In standard roll-in type showers without seats, the shower head and operable parts can be located on any of the three walls of the shower without adversely affecting accessibility.



### Figure 608.5.2 Standard Roll-In Type Shower Compartment Control Location

608.5.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall behind the seat or shall be located on the back wall opposite the seat 15 inches (380 mm) maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the compartment entry.



### Figure 608.5.3 Alternate Roll-In Type Shower Compartment Control Location

608.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum.

EXCEPTION: A fixed shower head located at 48 inches (1220 mm) maximum above the shower finish floor shall be permitted instead of a hand-held spray unit in facilities that are not medical care facilities, long-term care facilities, transient lodging guest rooms, or residential dwelling units.

Advisory 608.6 Shower Spray Unit and Water. Ensure that hand-held shower spray units are capable of delivering water pressure substantially equivalent to fixed shower heads.

608.7 Thresholds. Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical.

EXCEPTION: A threshold 2 inches (51 mm) high maximum shall be permitted in transfer type shower compartments in existing facilities where provision of a 1/2 inch (13 mm) high threshold would disturb the structural reinforcement of the floor slab.

608.8 Shower Enclosures. Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto shower seats.

### 609.1 General. Grab bars in toilet facilities and bathing facilities shall comply with 609.

609.2 Cross Section. Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

compartments shall comply with 309. 609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

609.2.2 Non-Circular Cross Section. Grab bars with non-circular cross sections shall have a crosssection dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.

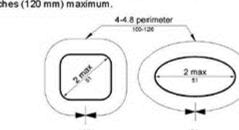


Figure 609.2.2 Grab Bar Non-Circular Cross Section

609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.

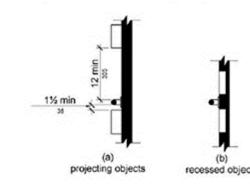


Figure 609.3 Spacing of Grab Bars

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings. Grab bars shall not rotate within their fittings.

the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

### 610.1 General. Seats in bathtubs and shower compartments shall comply with 610.

610.2 Bathtub Seats. The top of bathtub seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (380 mm) minimum and 16 inches (405 mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (380 mm) deep minimum and shall extend from the back wall to or be yond the outer edge of the bathtub.

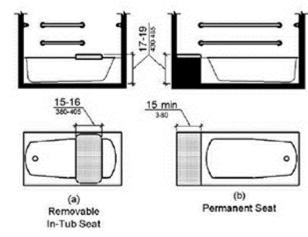
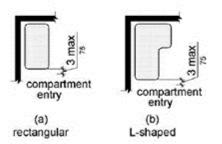


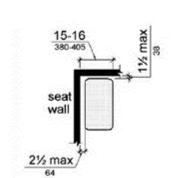
Figure 610.2 Bathtub Seats

610.3 Shower Compartment Seats. Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.



### Figure 610.3 Extent of Seat

610.3.1 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent



### Figure 610.3.1 Rectangular Shower Seat

610.3.2 L-Shaped Seats. The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.

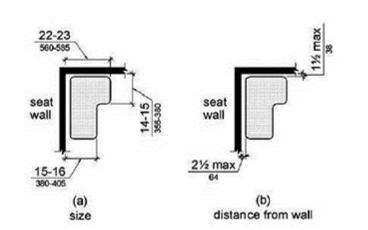


Figure 610.3.2 L-Shaped Shower Seat 610.4 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener,

mounting device, or supporting structure. 611 Washing Machines and Clothes Dryers

611.1 General. Washing machines and clothes dryers shall comply with 611.

611.2 Clear Floor Space. A clear floor or ground space complying with 305 positioned for parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance. 611.3 Operable Parts. Operable parts, including doors, lint screens, and detergent and bleach

611.4 Height. Top loading machines shall have the door to the laundry compartment located 36 inches (915 mm) maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 in ches (380 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

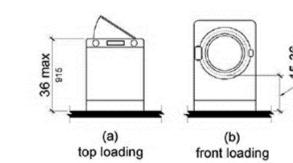


Figure 611.4 Height of Laundry Compartment Opening

### 612 Saunas and Steam Rooms

horizontally.

612.1 General. Saunas and steam rooms shall comply with 612.

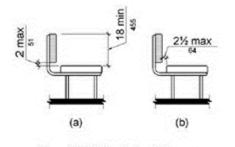
612.2 Bench. Where seating is provided in saunas and steam rooms, at least one bench shall comply with 903. Doors shall not swing into the clear floor space required by 903.2.

EXCEPTION: A readily removable bench shall be permitted to obstruct the turning space required by 612.3 and the clear floor or ground space required by 903.2.

612.3 Turning Space. A turning space complying with 304 shall be provided within saunas and

903.4 Back Support. The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches (1065 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) minimum above the seat surface. Back support shall be 2 1/2 inches (64 mm) maximum from the rear edge of the seat measured

Advisory 903.4 Back Support. To assist in transferring to the bench, consider providing grab bars on a wall adjacent to the bench, but not on the seat back. If provided, grab bars cannot obstruct transfer to the bench.



### Figure 903.4 Bench Back Support

903.5 Height. The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the finish floor or ground.

903.6 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

903.7 Wet Locations. Where installed in wet locations, the surface of the seat shall be slip resistant and shall not accumulate water.

### 904 Check-Out Aisles and Sales and Service Counters

904.1 General. Check-out aisles and sales and service counters shall comply with the applicable requirements of 904.

walking surface complying with 403. Advisory 904.2 Approach. If a cash register is provided at the sales or service counter, locate the

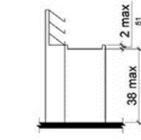
904.2 Approach. All portions of counters required to comply with 904 shall be located adjacent to a

accessible counter close to the cash register so that a person using a wheelchair is visible to sales or service personnel and to minimize the reach for a person with a disability.

904.3 Check-Out Aisles. Check-out aisles shall comply with 904.3.

### 904.3.1 Ais le. Aisles shall comply with 403.

904.32 Counter. The counter surface height shall be 38 inches (965 mm) maximum above the finish floor or ground. The top of the counter edge protection shall be 2 inches (51 mm) maximum above the top of the counter surface on the aisle side of the check-out counter.

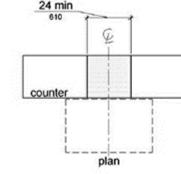


### Figure 904.3.2 Check-Out Ais le Counters

904.3.3 Check Writing Surfaces. Where provided, check writing surfaces shall comply with 902.3. 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1

or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top. EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a

reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is 24 inches (610 mm) long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.



### Figure 904.4 (Exception) Alteration of Sales and Service Counters

904.4.1 Parallel Approach. A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.

EXCEPTION: Where the provided counter surface is less than 36 inches (915 mm) long, the entire counter surface shall be 36 inches (915 mm) high maximum above the finish floor.

904.4.2 Forward Approach. A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

904.5 Food Service Lines. Counters in food service lines shall comply with 904.5.

904.5.1 Self-Service Shelves and Dispensing Devices. Self-service shelves and dispensing

devices for tableware, dishware, condiments, food and beverages shall comply with 308. 904.5.2 Tray Slides. The tops of tray slides shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

904.6 Security Glazing. Where counters or teller windows have security glazing to separate personnel from the public, a method to facilitate voice communication shall be provided. Telephone handset devices, if provided, shall comply with 704.3.

Advisory 904.6 Security Glazing. Assistive listening devices complying with 706 can facilitate voice communication at counters or teller windows where there is security glazing which promotes distortion in audible information. Where assistive listening devices are installed, place signs complying with 703.7.2.4 to identify those facilities which are so equipped. Other voice communication methods include, but are not limited to, grilles, slats, talk-through baffles, intercoms, or telephone handset devices.

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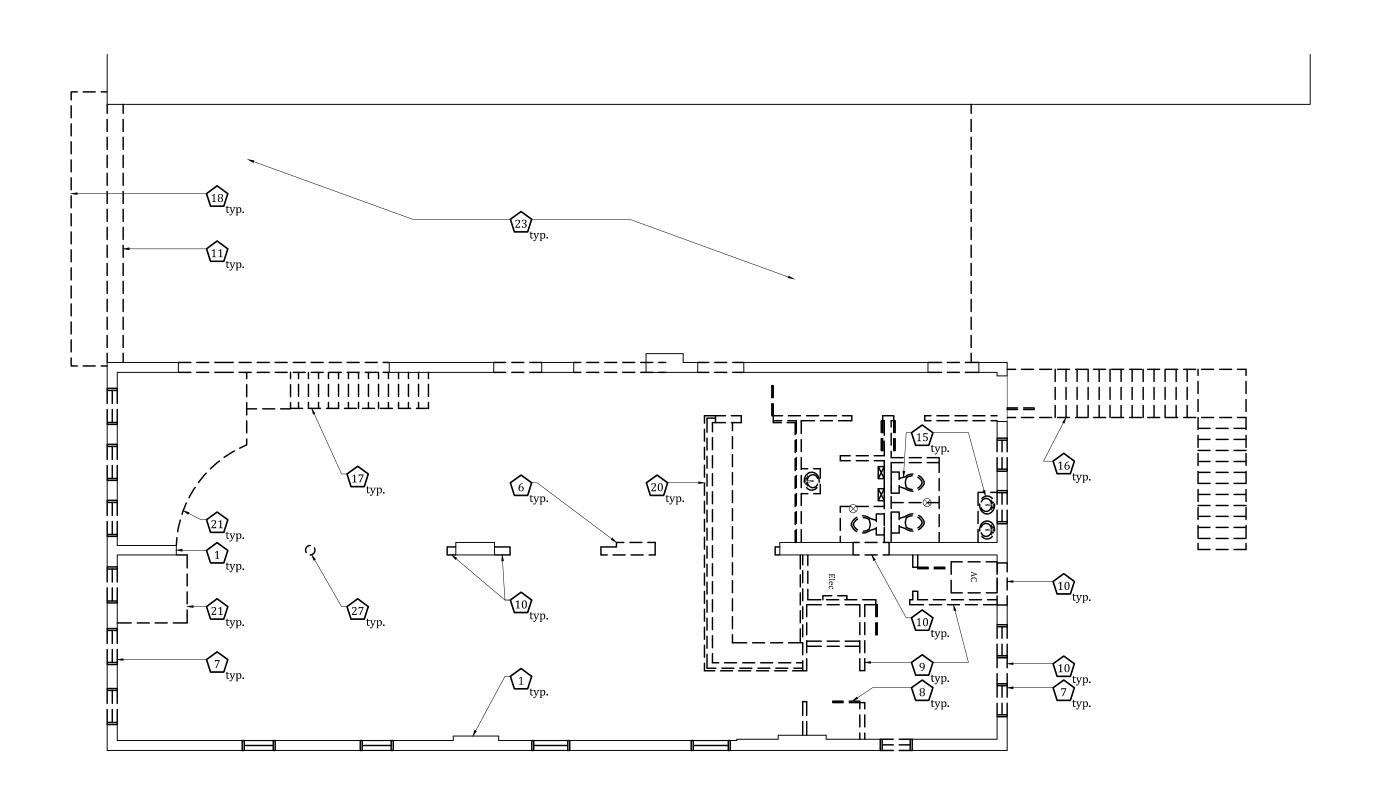
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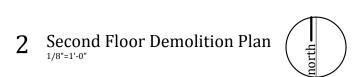
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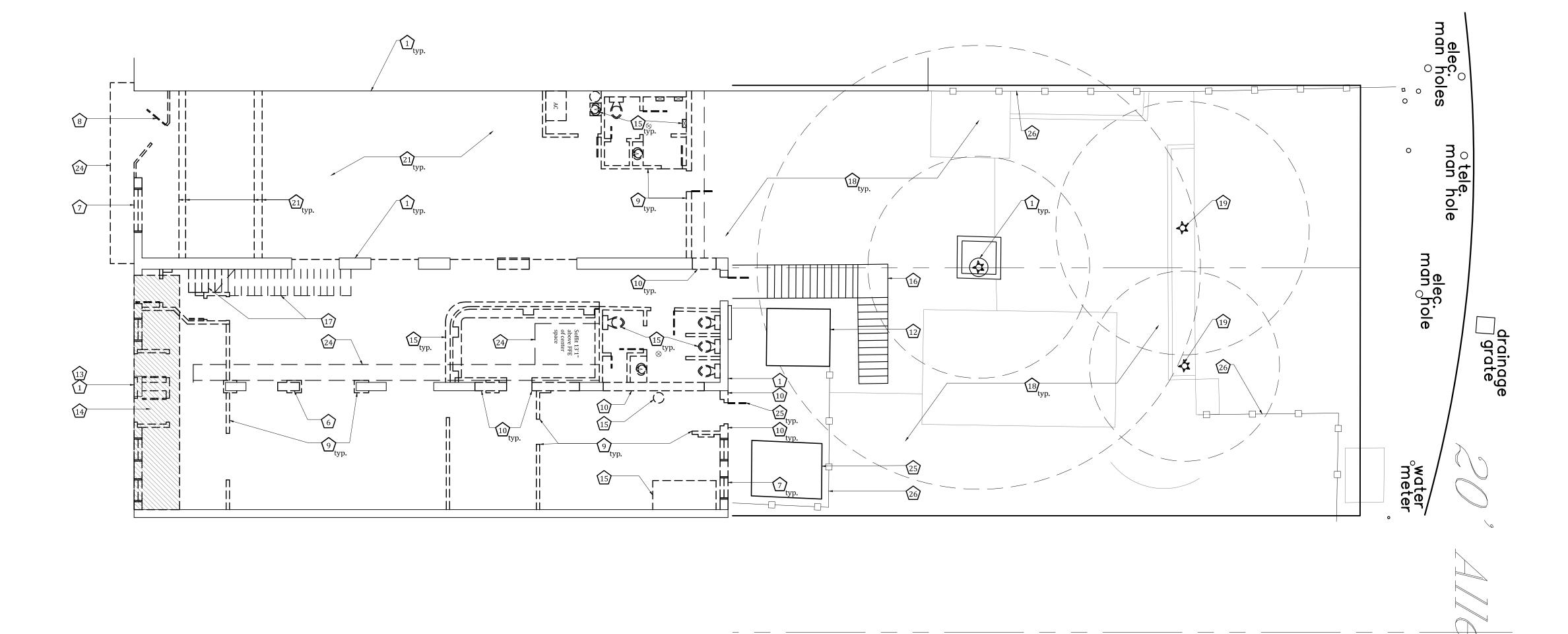
Texas Accessibility Standards

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1 First Floor Demolition Plan  $_{1/8"=1'-0"}$ 



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### Keynotes

Existing brick to remain

**General Notes** 

- Existing tree to remain
- Existing concrete foundation to be removed to accommodate installation of ramp
- Existing cast iron column to remain, protect/brace during construction
- Remove existing concrete/brick bar
- Remove existing load-bearing, brick pilaster
- Remove existing window Remove existing door
- Remove existing wall 10. Remove portion of existing load-bearing, brick wall
- 11. Remove corrugated metal screen
- 12. Remove exterior brick structure 13. Remove brick at existing pilaster, allow for keying in additional brick
- 14. Saw-cut and remove portion of existing slab to accommodate installation of ramp
- 15. Remove plumbing fixtures/kitchen equipment throughout 16. Remove existing metal/concrete stair
- 17. Remove existing wood stair
- 18. Remove existing concrete flatwork, concrete planters, wood decks, etc. at outdoor area 19. Remove existing tree
- 20. Remove existing wooden bar
- 21. Remove existing raised floor/stage
- 22. Remove portion of existing wood floor
- 23. Remove existing roof, all associated flashings, and all associated structure 24. Remove existing soffit above
- 25. Remove existing walk-in cooler
- 26. Remove existing fence
- 27. Remove existing load-bearing column
- 28. Remove existing awning



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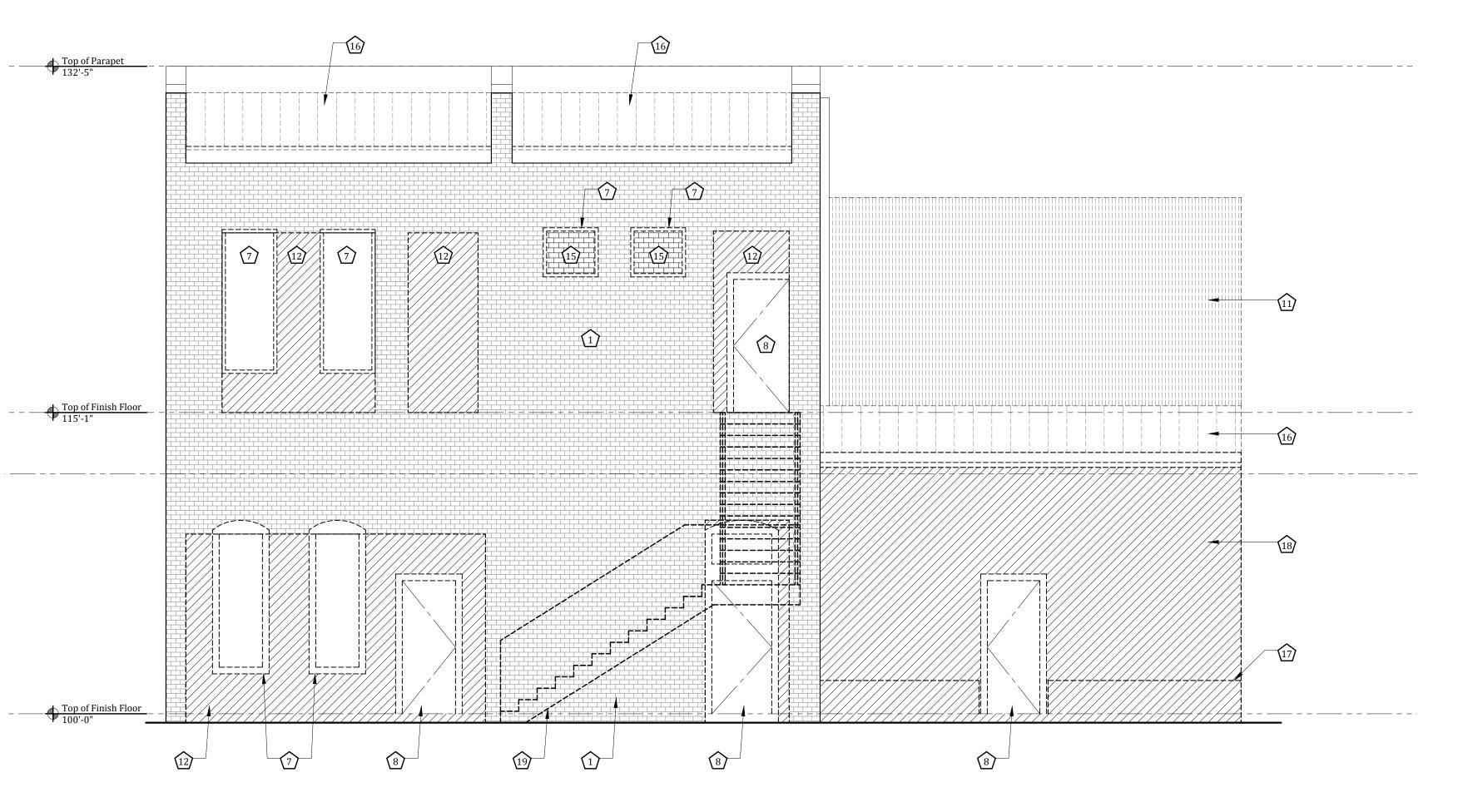
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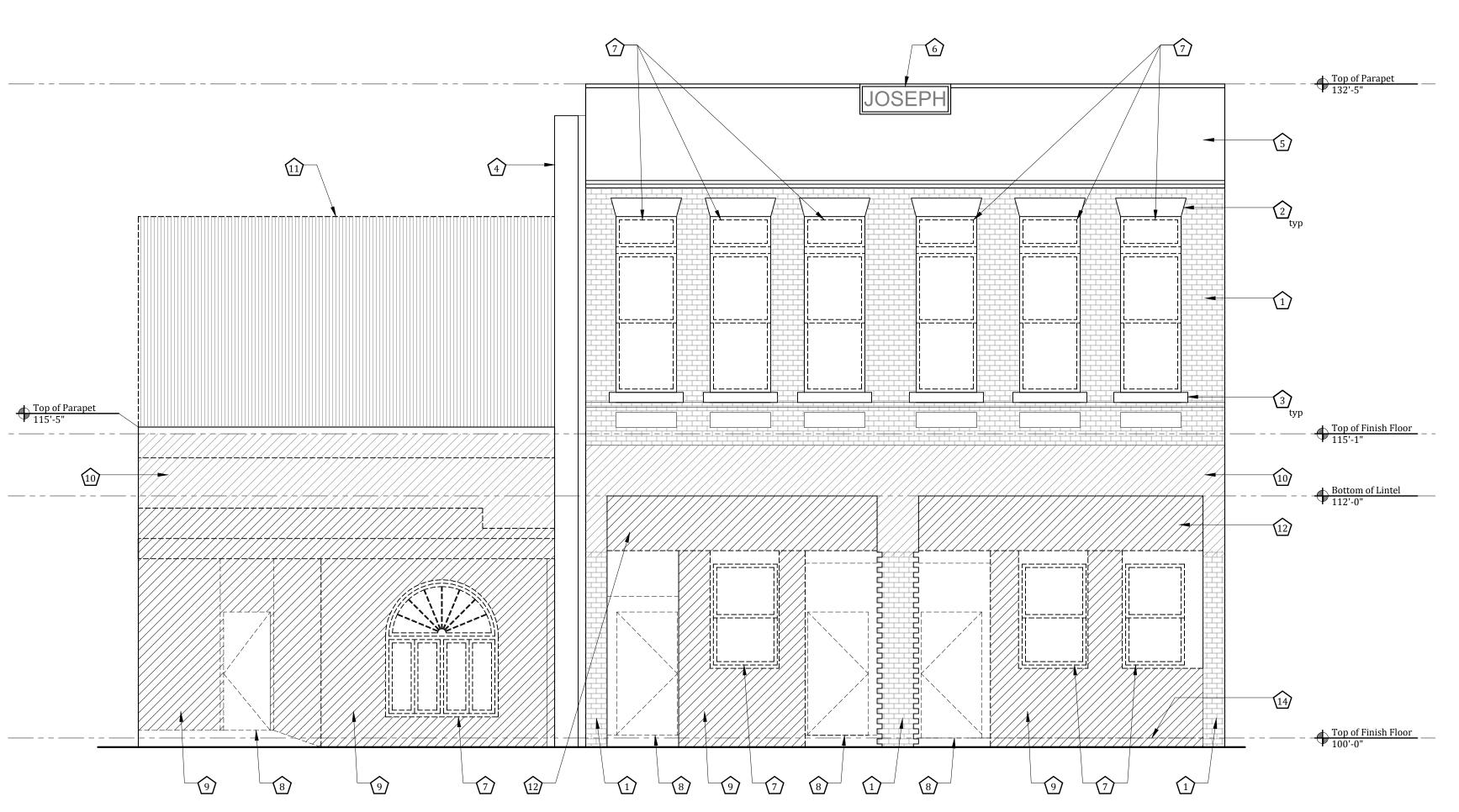
217 Congress
217 Congress Avenue
Austin, Texas 78701

sheet name:

First and Second Floor Demolition Plans



2 East Demolition Elevation



1 West Demolition Elevation  $1_{1/4"=1'\cdot0"}$ 

### **General Notes**

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### Keynotes

- 1. Existing brick to remain
- 2. Existing lintel to remain
- 3. Existing sill to remain4. Existing cast iron column to remain, protect/brace during construction
- Existing stucco band to remain
- Existing signage to remain
- 7. Remove existing window8. Remove existing door
- 9. Remove existing brick wall10. Remove existing stucco band to reveal brick below
- 11. Remove corrugated metal screen
- 12. Remove portion of existing brick wall, verify header/lintel13. Remove brick at existing pilaster, allow for keying in additional brick
- 14. Saw-cut and remove portion of existing slab



Kevin Stewart
3110 Manor Road, Suite G
Austin, Texas 78723
512.524.0393

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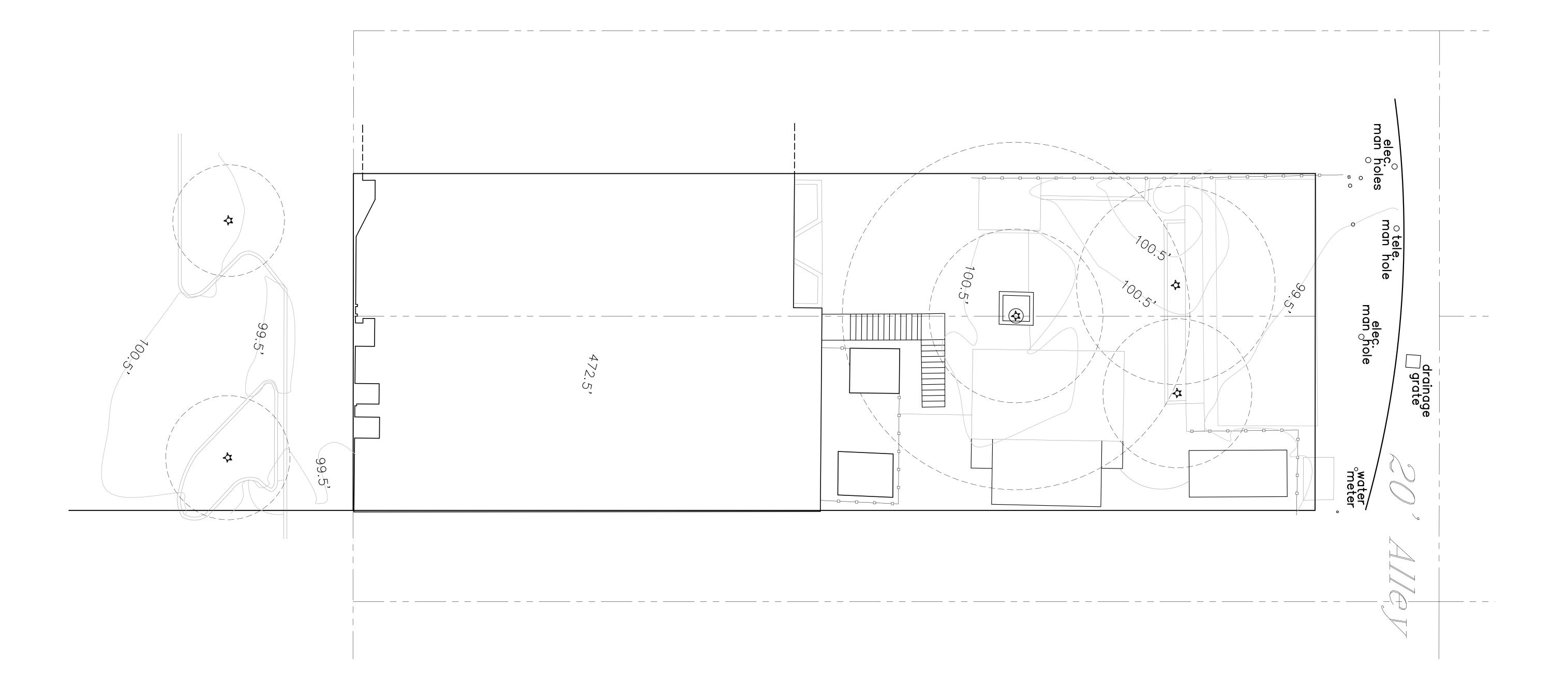
217 Congress 217 Congress Avenue Austin, Texas 78701

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Demolition Building Elevations

AD3.00

# 3rd Street



Vin Stewart Architect

Architect

Architect

Architect

Architect

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April 15, 2014

nsultant:

217 Congress Avenue Austin, Texas 78701

Drawing Set

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Site Pla

A0.01

# 1'-0" 114 serving 104 dish

### **General Notes**

Keynotes

2 Partition Types

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- 15. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

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217 Congress Avenue Austin, Texas 78701

First Floor Dimension Plan and Partition Types

A1.01

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1 First Floor Dimension Plan  $\left(\frac{1}{1/8"=1'-0"}\right)$ 

### Keynotes

- Storefront New CMU wall New steel column
- Concrete Patio **Wood Patio**
- Gravel Patio Polished concrete floor
- Millwork
- 10. Kitchen Equipment 11. Furnishings (shown dashed)
- Elevator 13. Guard Rail 14. Stairs

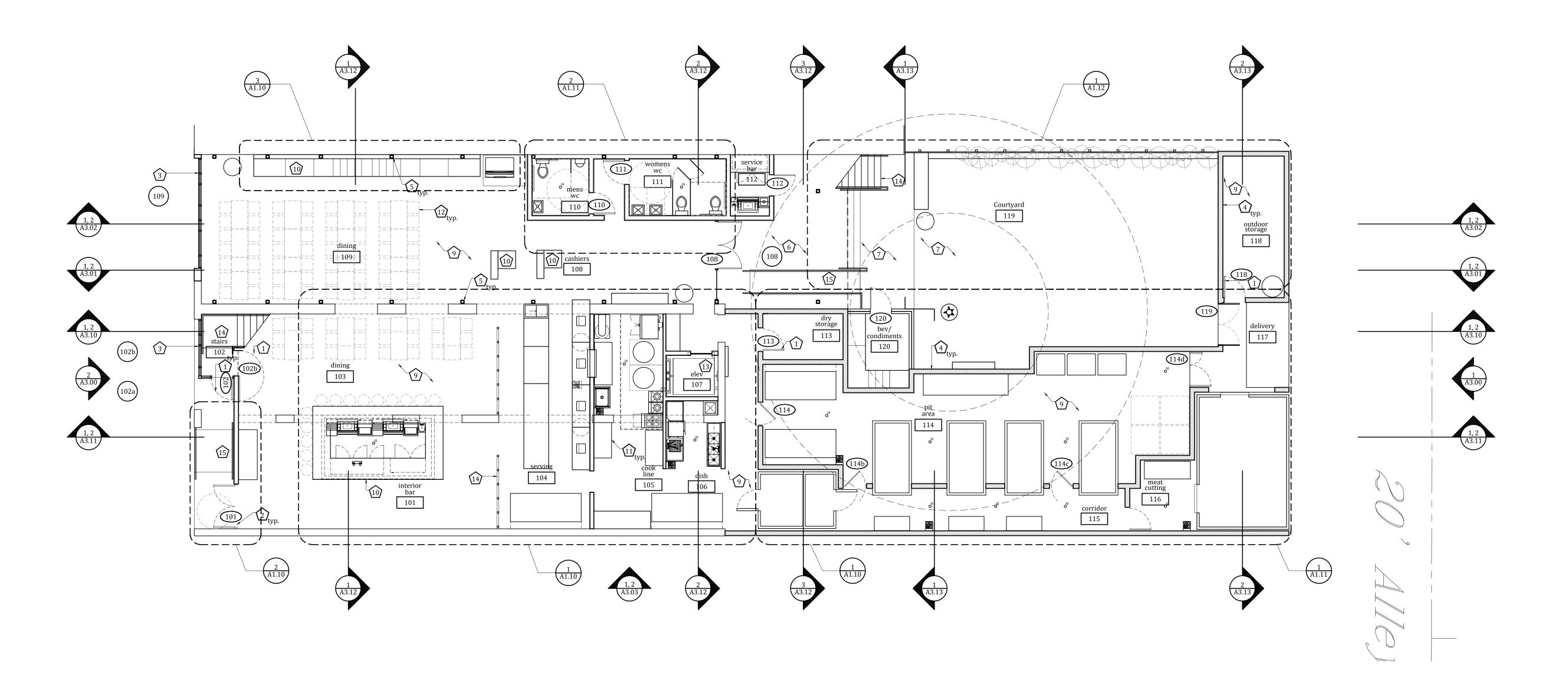
15. Ramp

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**General Notes** 

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- 15. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.





1 First Floor Reference Plan  $_{1/8"=1"\cdot0"}$ 

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217 Congress Avenue Austin, Texas 78701

First Floor Reference Plan and Partition Types

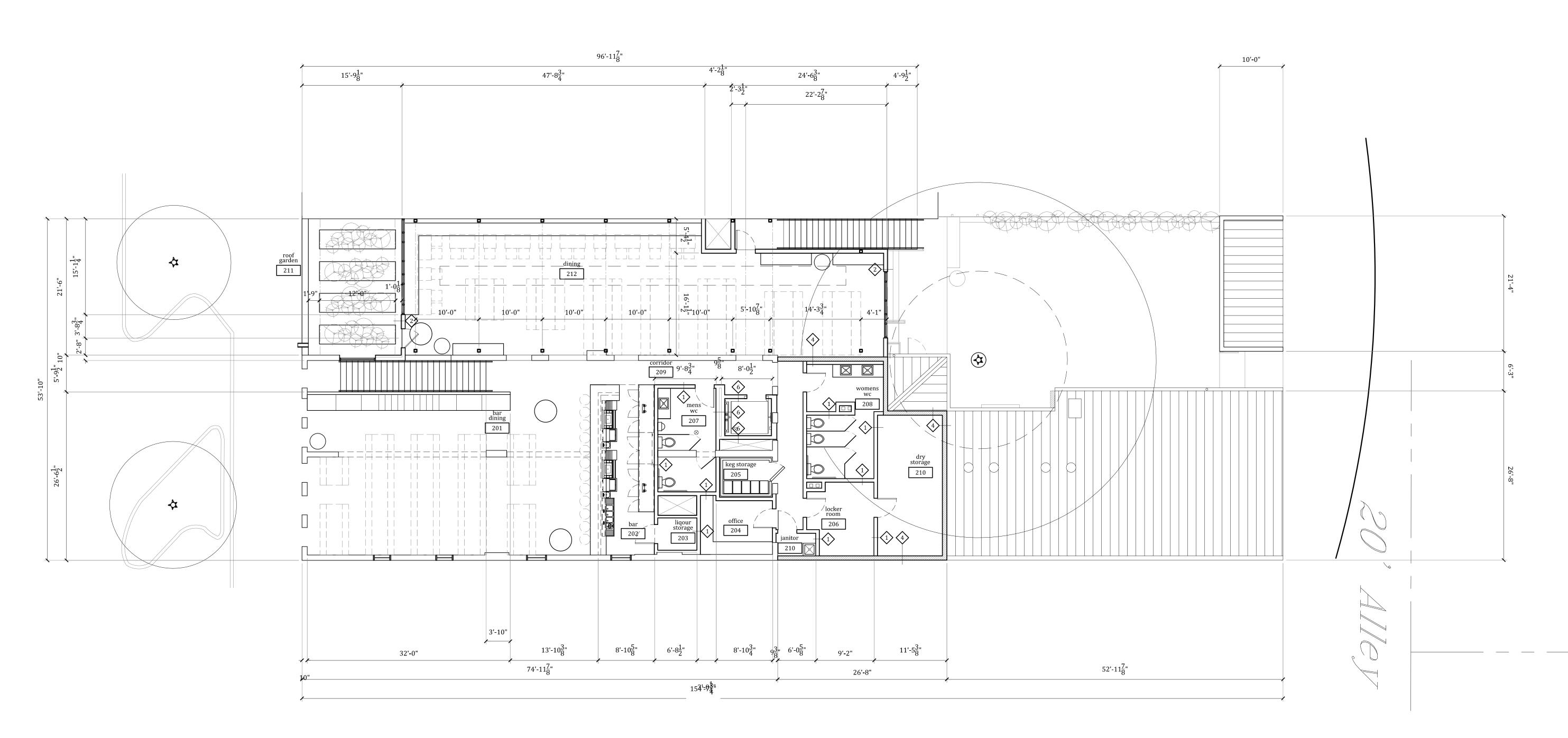
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- 15. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

with the manufacturer/supplier of such equipment.

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1 Second Floor Plan (  $_{1/8"=1^{\circ}-0"}$ 

217 Congress
217 Congress Avenue
Austin, Texas 78701

Drawing Set

Second Floor Plan and Details

### Keynotes

- Storefront New Roof
- New steel column
- Windows with fixed screen
- Planters Chase

**Keg Storage** 

Millwork

10. Kitchen Equipment 11. Furnishings (shown dashed) Elevator

Guard Rail

14. Stairs

Provide submittals on all items for review by Architect prior to beginning any associated

prior to beginning Work and as Work progresses.

structural systems, individual components and specifications.

Wiring, Switching, HVAC, Plumbing and Sprinkler systems.

**General Notes** 

All dimensions are to property line, edge of foundation, face of stud, face of masonry, centerline of column or face of existing finish.

appropriate bracing/shoring, re-routing, or disconnection as required.

Contractor shall coordinate ALL Work associated with the Contract Documents.

Refer to structural drawings for design of and information regarding the buildings

Refer to Mechanical, Electrical, and Plumbing drawings for design of and information

regarding these respective systems. Information includes but is not limited to: Lighting,

addition, Contractor shall take care when working around existing utilities, providing

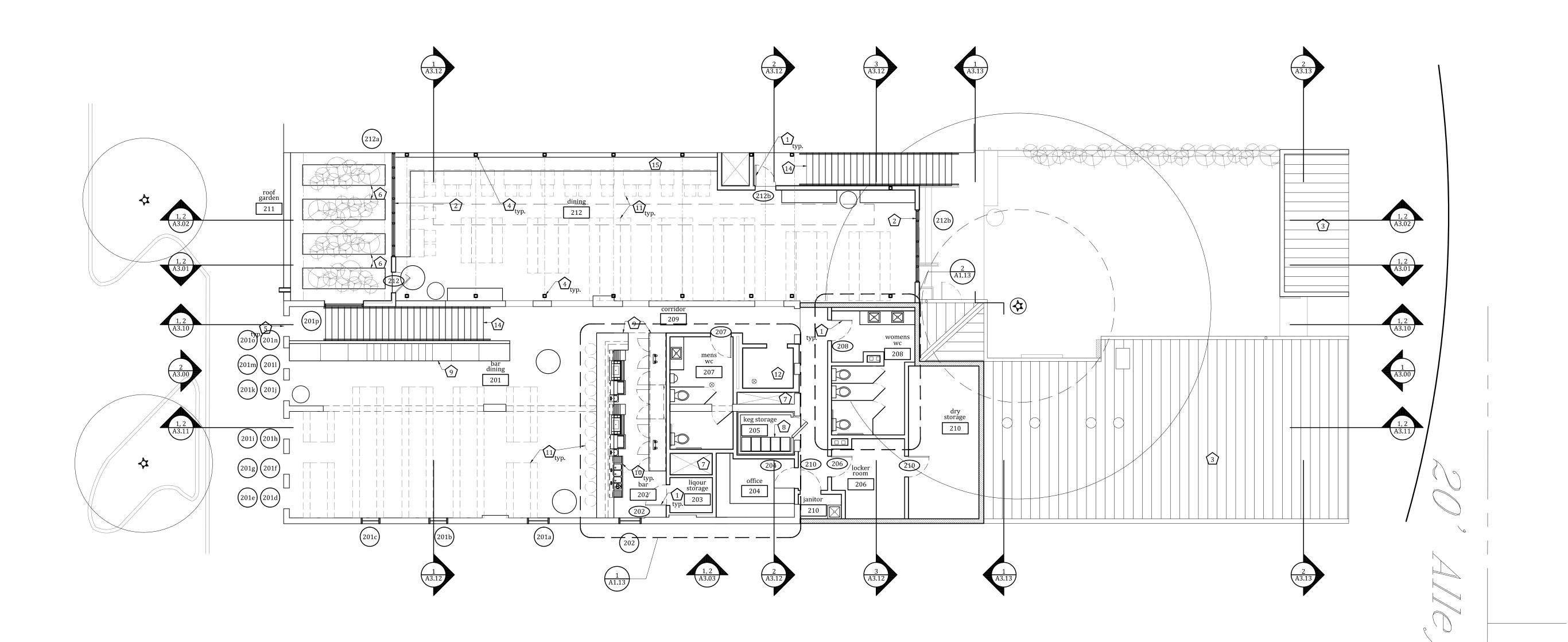
This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all

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drawings, systems and specifications and develop a thorough understanding of the project Contractor is responsible for locating all existing utilities (underground or otherwise). In

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1 Second Floor Reference Plan

Reference Plan and Details

217 Congress Avenue Austin, Texas 78701

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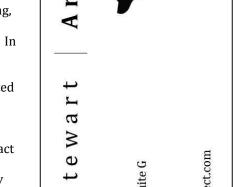
Second Floor

### Keynotes

- TPO Roofing
- New metal roof Steel planters
- Mechanical chase
- Parapet Gutter
- Downspout
- Roof penetration, seal full perimeter Ridge flashing, finish to match roof
- 10. Scupper 11. Cricket
- 12. Skylight

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- 12. Contractor shall verify all electrical and plumbing rough-in requirements and locations with the manufacturer/supplier of such equipment. 13. All switches and any other wall mounted control devices are to be mounted at +48" AFF to
- centerline, unless otherwise noted (UON). All receptacles/outlets are to be mounted at +18" AFF to centerline, UON. Prior to wiring, Contractor shall obtain Architect and Owner approval for device locations via a site visit and walk-through with all parties.
- 14. Where switches are shown adjacent to each other they shall be ganged together to the greatest extent possible.
- 15. Switches and receptacles/devices shall be White, Decora Style, with stainless steel coverplates, UON.
- 16. All air devices (registers, grilles, etc.) shall be painted to match adjacent finishes, UON.
- 17. Refer to the General Conditions and General Notes on Sheet A0.00 for additional information.

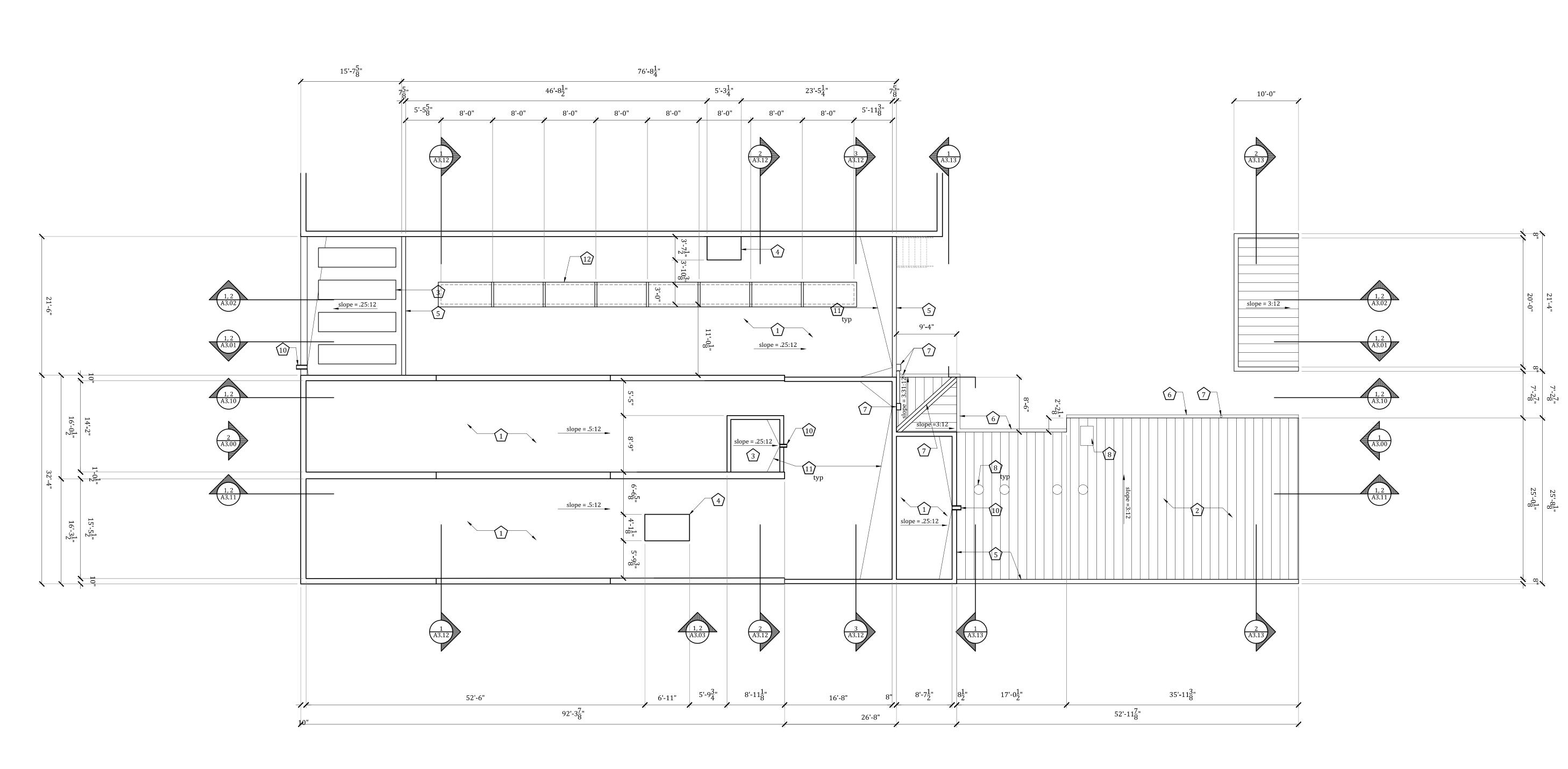


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April 15, 2014

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217 Congress Avenue Austin, Texas 78701

Roof Plan and Details

A1.03

E~	winmont Cahadula	17	S/S soiled dish table w/ scrap sink	Ke	ynotes
сq	uipment Schedule	18	Dish machine by owner	1.	Furnishi
		19	S/S clean dish table	2.	Booth/b
tag	type	20	Mop sink with faucet	3.	Line of c
1	72" 4- compartment Sink w/ faucets & drain boards	21A	Holding (By Owner)	5.	Wall bel
1.1	Glass washer	21B	Holding / Cutting (By Owner)	6.	Counter
2	3-Door refrigerated beer dispenser w/ (2) towers, (6) taps & casters	22	Serving pit (By Owner)	7. 8.	Kitchen Elevator
3	2-Glass door backbar refrigerator w/ casters	23	Holding pit (By Owner)	9.	Plumbin
4	18" Drain board	24	Coal cook pit (By Owner)	10. 11.	Stair Planter
5	35" Ice chest w/ 7-circuit cold plate	25	Vegetable walk-in (8' x 7') and meat feezer (8'x3') (Provided by Owner)	11. 12.	Wood F
5.1	35" Speed rail	26	Rotisserie pit (By Owner)	13.	Ramp de
6	24" Glass froster w/ casters	27	S/S Table 24x60	14. 15	Floor fir New ste
7	S/S hand sink with faucet	28	Coal Starter (By Owner)	16.	Existing
8	40-Quart floor mixer	29	Walk-in (13'-0" x 19'-0") (Provided by Owner)	17. 18.	Guard ra Coal sta
9	Double-stack convection oven w/ casters	30	2' slide top freezer	10. 19.	Pallet st
10	40 Gallon kettle	31a	3-Pan steam table	20.	Walk-in
11	36" prep sink	31b	4-Pan steam table	21. 22.	Sink wit Window
12	1-Burner stock pot range	32	12' cold meat display	23.	Hood ab
13	S/S hand sink with faucet	33	CO <sub>2</sub> (Provided by Owner)		
14	4-Burner range w/ (1) oven base & casters	34	Dump sink		
15	S/S prep table 30x60	35	Ice Machine		
16	S/S 3-compartment sink with faucet & drain board	36	Scale		

Cooking Pit

**Wood Fence** 

Existing tree Guard rail

Coal starter

Pallet storage

Walk-in cooler

Wall below, shown dashed

Countertop/millwork Kitchen equipment

Plumbing Fixture

Ramp down, 6" max.

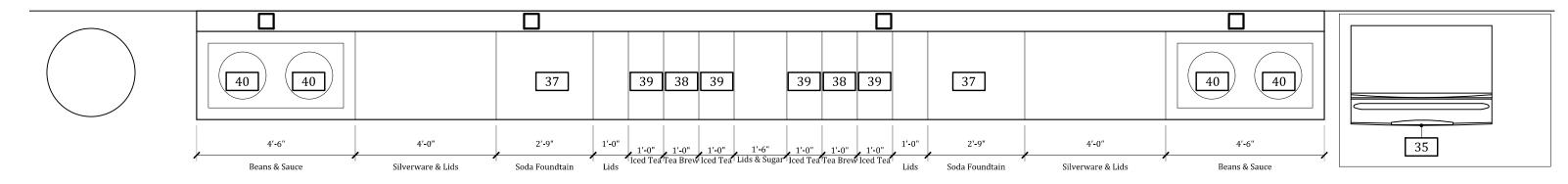
Floor finish transition New steel column

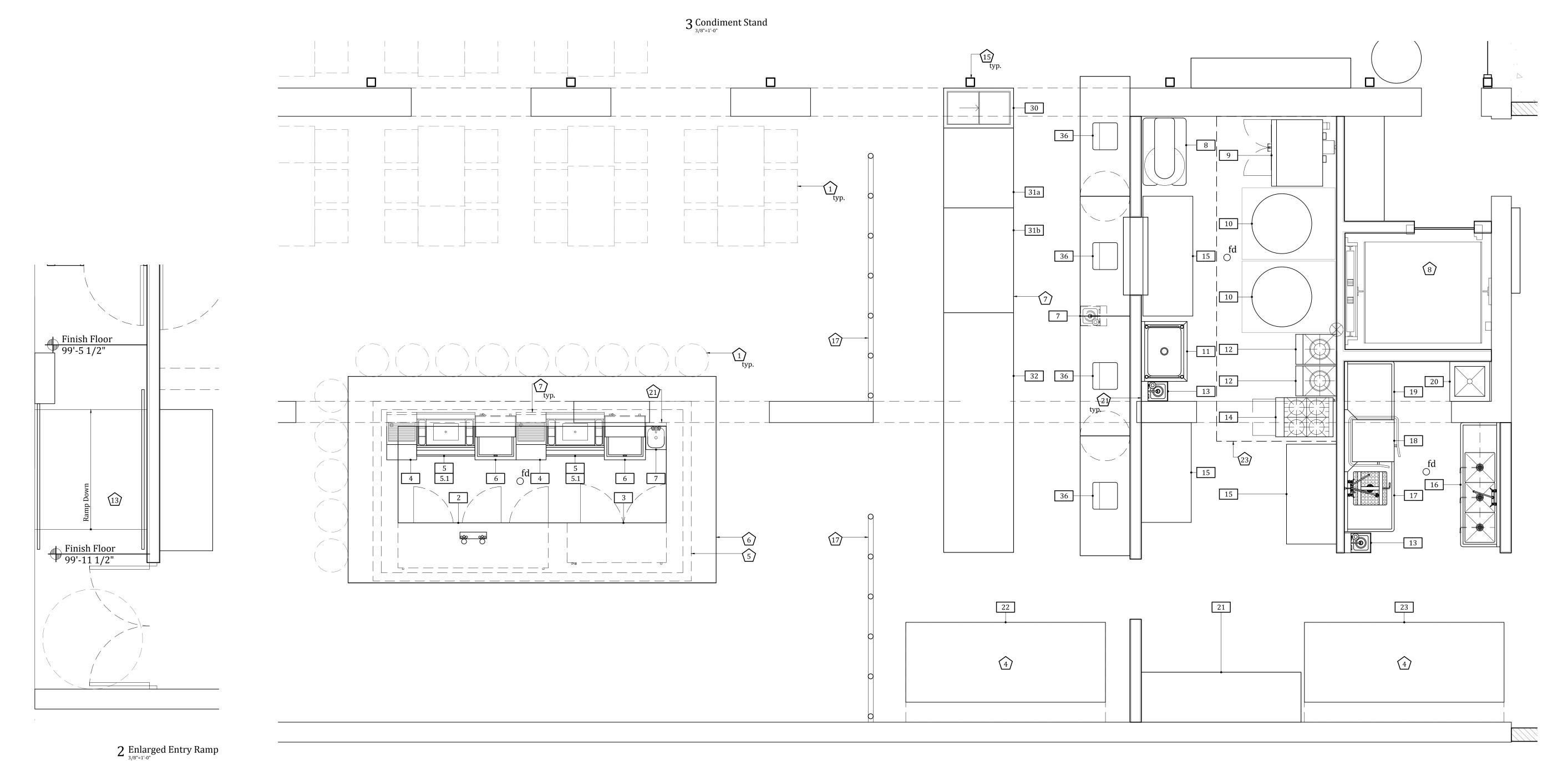
Sink with 12" splash-shields

Hood above (shown dashed)

Window with Fixed Screen

- Furnishings, shown dashed Contractor shall coordinate ALL Work associated with the Contract Documents. Booth/banquette seating Line of ceiling above This set of Contract Documents is to be taken as a WHOLE. Contractor shall review all drawings, systems and specifications and develop a thorough understanding of the project
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April 15, 2014

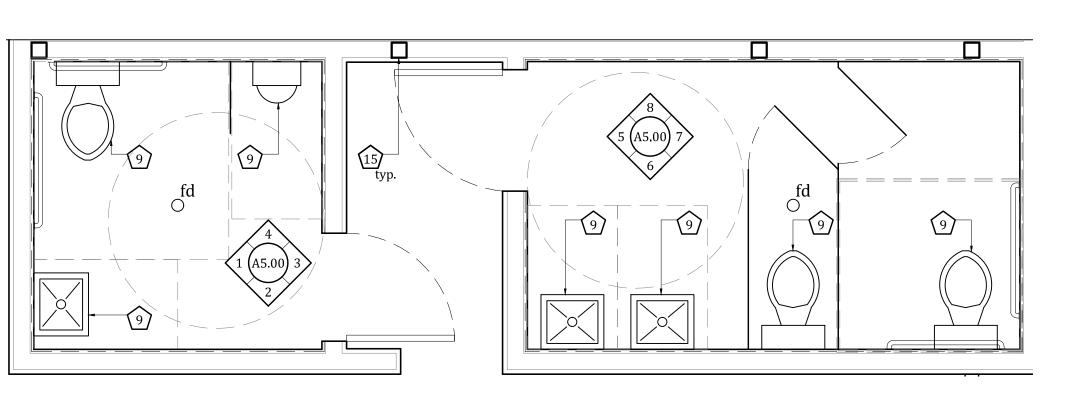
217 Congress Avenue Austin, Texas 78701

04.24.14

sheet name:

Enlarged Plans

A1.10 ©KLSA, LLC



2 Enlarged Restroom Plan

### **General Notes**

Keynotes

Cooking Pit

Elevator

Stair 11. Planter

Wood Fence

18. Coal starter

19. Pallet storage 20. Walk-in cooler

10.

Wall below, shown dashed

Countertop/millwork

Kitchen equipment

Plumbing Fixture

13. Ramp down, 6" max.

14. Floor finish transition

21. Sink with 12" splash-shields

22. Window with Fixed Screen

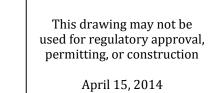
23. Hood above (shown dashed)

15. New steel column 16. Existing tree 17. Guard rail

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217 Congress
217 Congress Avenue
Austin, Texas 78701

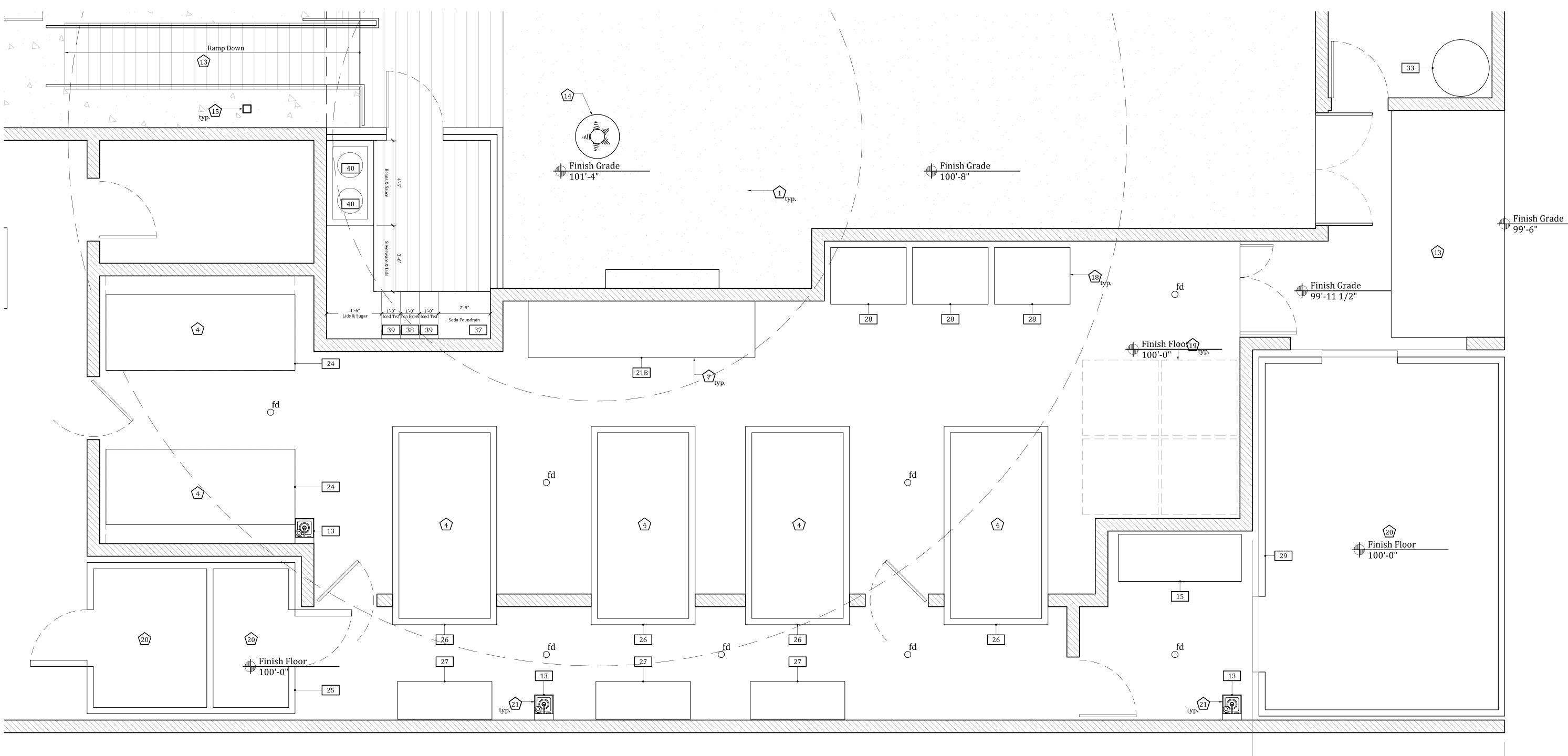
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Enlarged Plans

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## Keynotes

- Furnishings, shown dashed Booth/banquette seating Line of ceiling above
- Cooking Pit
- Wall below, shown dashed Countertop/millwork
- Kitchen equipment Elevator
- Plumbing Fixture 10. Stair
- 11. Planter Wood Fence 13. Ramp down, 6" max.
- 14. Floor finish transition
- 15. New steel column
- 16. Existing tree 17. Guard rail

22. Window with Fixed Screen

23. Hood above (shown dashed)

- 18. Coal starter 19. Pallet storage
- 20. Walk-in cooler 21. Sink with 12" splash-shields
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**General Notes** 

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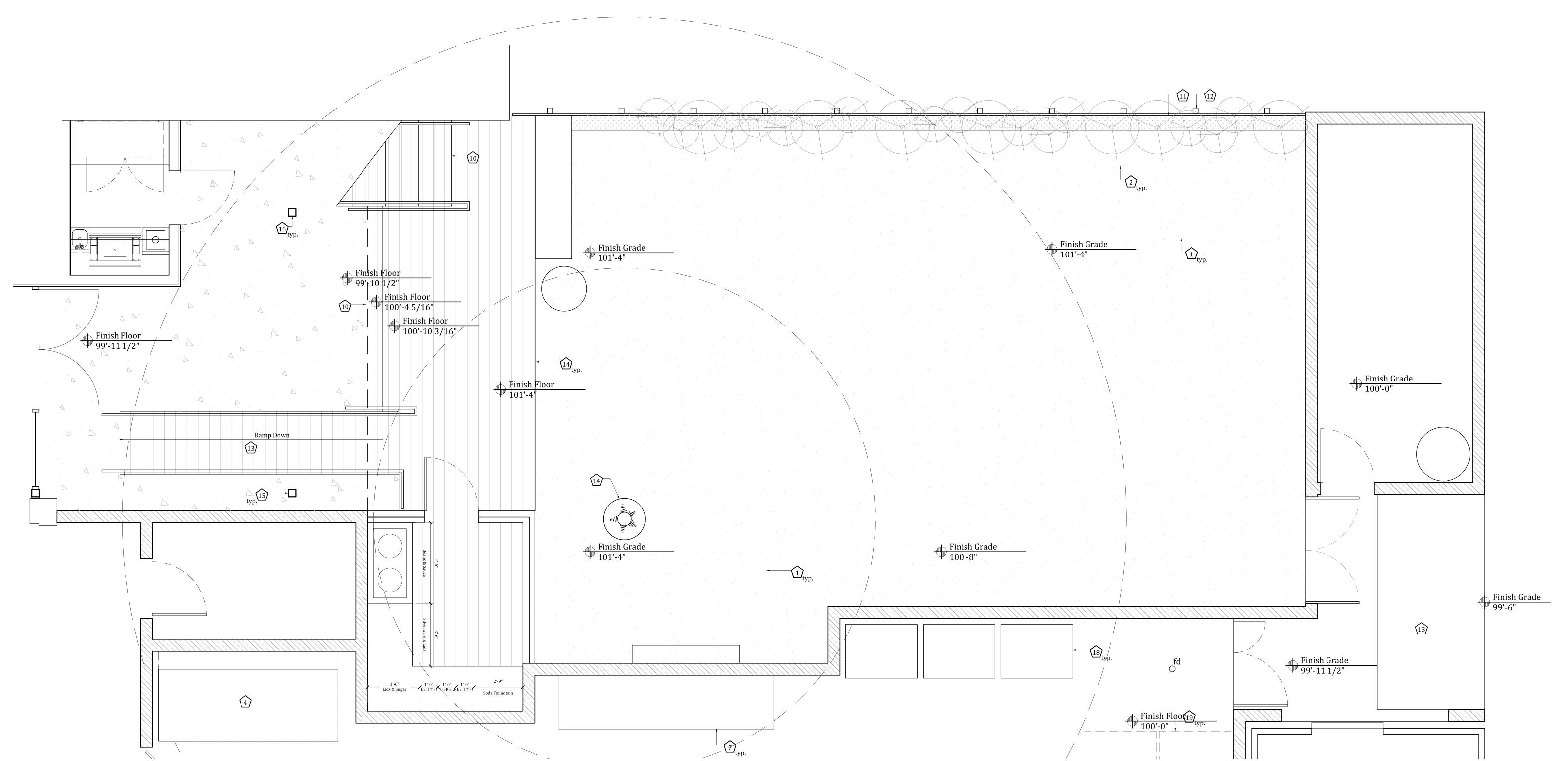
centerline of column or face of existing finish.

Kevin Stewart | Architect (KSA) for clarification.

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Drawing Set

sheet name:

Enlarged Plans

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### Keynotes

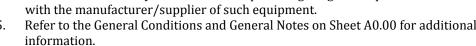
- Furnishings, shown dashed
- Line of ceiling above Wall below, shown dashed
- Countertop/millwork
- Kitchen equipment Elevator

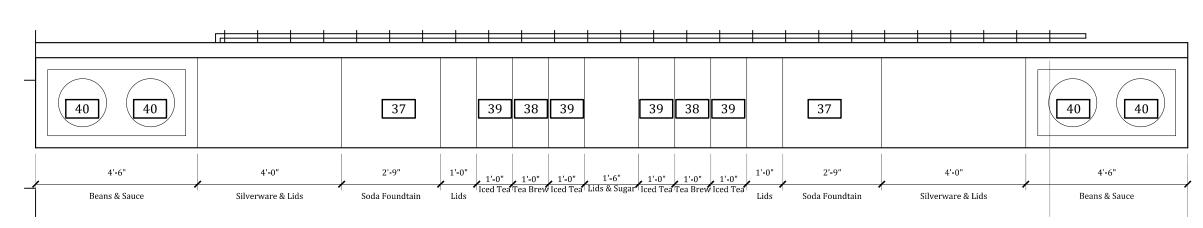
11. Sink with 12" splash-shields

- Plumbing Fixture Stair
- New steel column Walk-in cooler
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**General Notes** 

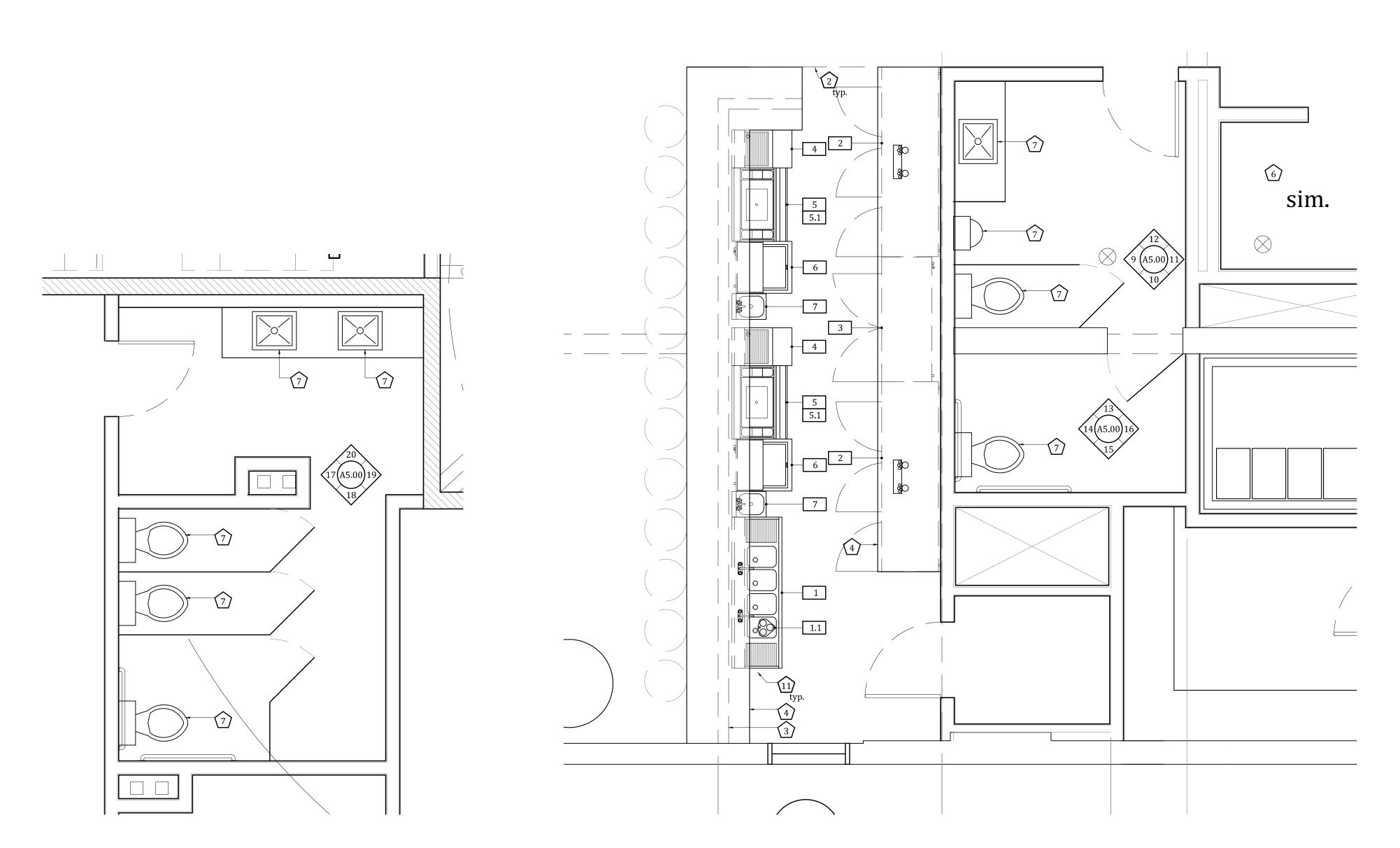
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3 Condiment Stand  $_{3/8"=1'\cdot0"}$ 







1 Enlarged Bar and Restroom Plan  $\left(\begin{array}{c} 1 & \text{Enlarged Bar and Restroom Plan} \end{array}\right)$ 



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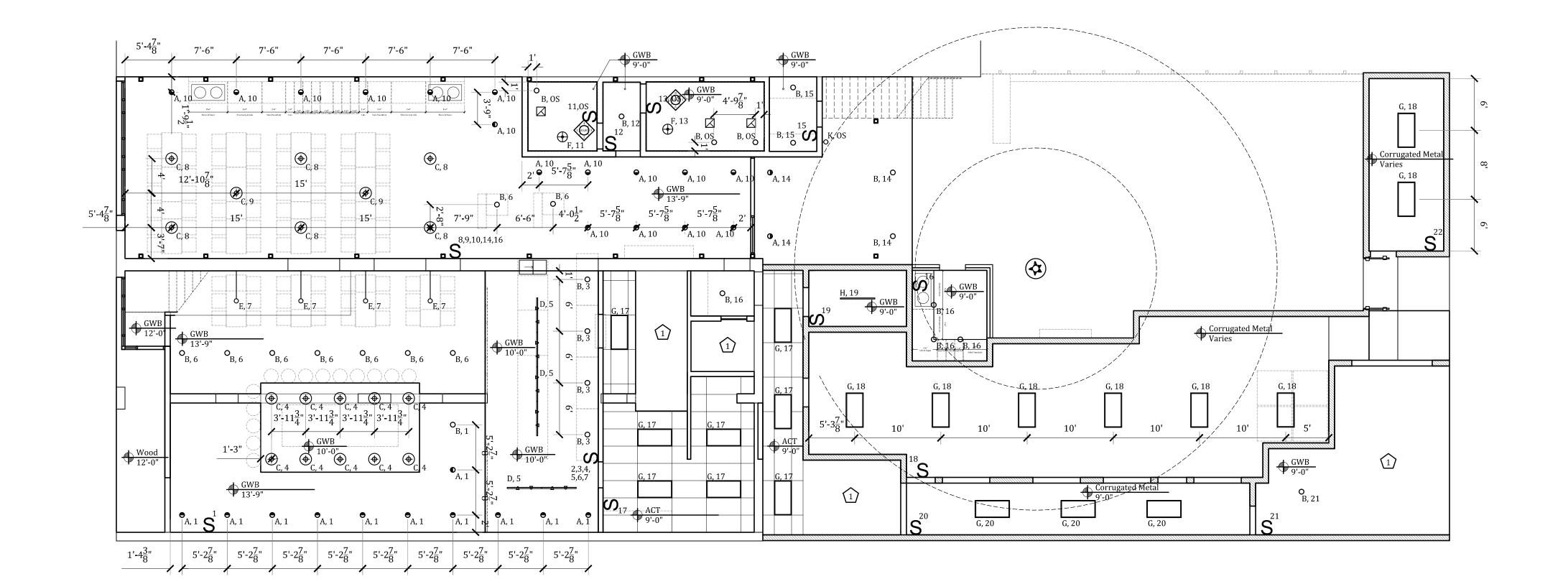
consultant:

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sheet name:

Enlarged Floor Plans

Li	ght Schedule						Light Fixture Schedule Notes:
tag	type	manufacturer	specification/product #	color/finish	lamps	notes	1. Refer to notations adjacent to fixtures for lighting type ("X" - letter) and switching ("#" - number).
Α	3" Recessed Can ( Wall Wash), LED	Lightolier	C3L08585N1ELV/C3L085A0127K9/C3LABKW	Black with White Flange	20W LED	Paint Flange to match adjacent finish	2. A notation of "EM" refers to Emergency Lighting that is
В	3" Recessed Can, LED	Lightolier	C3L085N1ELVAIC/C3L085LW0127K9/C3LLWBKW	Black with White Flange	20W LED	Paint Flange to match adjacent finish	not switched.  3. A notation of "photo" refers to exterior lighting that is
С	Pendant	Schoolhouse Electric	252.0054.12C (Factory Light No. 4 Cable) - 48" length	Factory White with Houndstooth Cloth	150W clear lamp	Verify length prior to ordering	switched via time-clock or photo-sensor.
D	8' track lighting and fixtures	Lightolier	6002NBK/LLAV0027BK-RF	Black	(4) 20W PAR16	(4) track heads per fixture	4. A notation of "OS" refers to lighting that is switched via an occupancy sensor.
Е	Pendant, 'Aparment Pendant'	Schoolhouse Electric	252.0063.2	Matte Bronze	60W Edison Marconi Bulb	Plug-in fixture, wrap cord around armature. Height tbd in field.	5. All fixtures (EXCEPT FOR: F,G,and H) to be
F	Bathroom Pendant	Schoolhouse Electric	252.0010.6 (Willamette 6") - 24" length	Matte Bronze	60W	-	dimmable.
G	2x4 lay-in fluorescent	Daybrite	2DPG332-FA-21INV-UNV	White	(3) 32W T8, 2700k	Invert lens for use in kitchen	6. Verify mounting heights of pendant fixutes with KSA prior to ordering.
Н	Surface mounted fluorescent	Daybrite	2DPG332-FA-21INV-UNV	White	(3) 32W T8, 2700k	Invert lens for use in kitchen	or or army
I	LED Tape Light	-	-	-	-	-	
J	-	-	-	-	-	-	
K	Exterior wall sconce	ANP Lighting	A810-E15-26WPL-RTC-40	White	26W CFL, 2700k	-	
L	Emergency light	Chloride	CN6RCAXIC	White	LED	to be located in conjunction with electrical engineer	
М	Exit/Emergency combination	Chloride	VCAL3RW	White	LED/MR16	to be located in conjunction with electrical engineer	
K	Exterior Emergency Light	-	-	-	-	to be located in conjunction with electrical engineer	



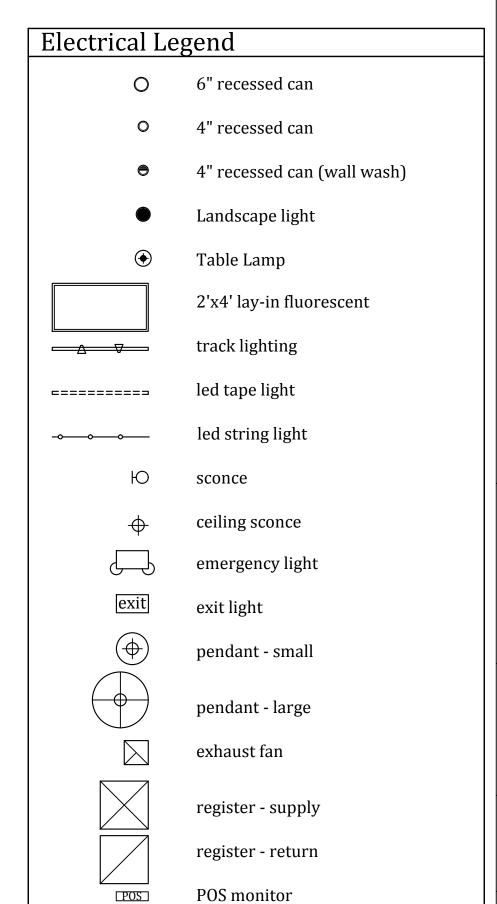
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13. All switches and any other wall mounted control devices are to be mounted at +48" AFF to

- centerline, unless otherwise noted (UON). All receptacles/outlets are to be mounted at +18" AFF to centerline, UON. Prior to wiring, Contractor shall obtain Architect and Owner approval for device locations via a site visit and walk-through with all parties. 14. Where switches are shown adjacent to each other they shall be ganged together to the
- greatest extent possible. 15. Switches and receptacles/devices shall be White, Decora Style, with stainless steel coverplates, UON.
- 16. All air devices (registers, grilles, etc.) shall be painted to match adjacent finishes, UON. 17. Refer to the General Conditions and General Notes on Sheet A0.00 for additional
- information.

### Keynotes

- Lighting by equipment manufacturer 2. Exposed ductwork, paint-grip



POS printer



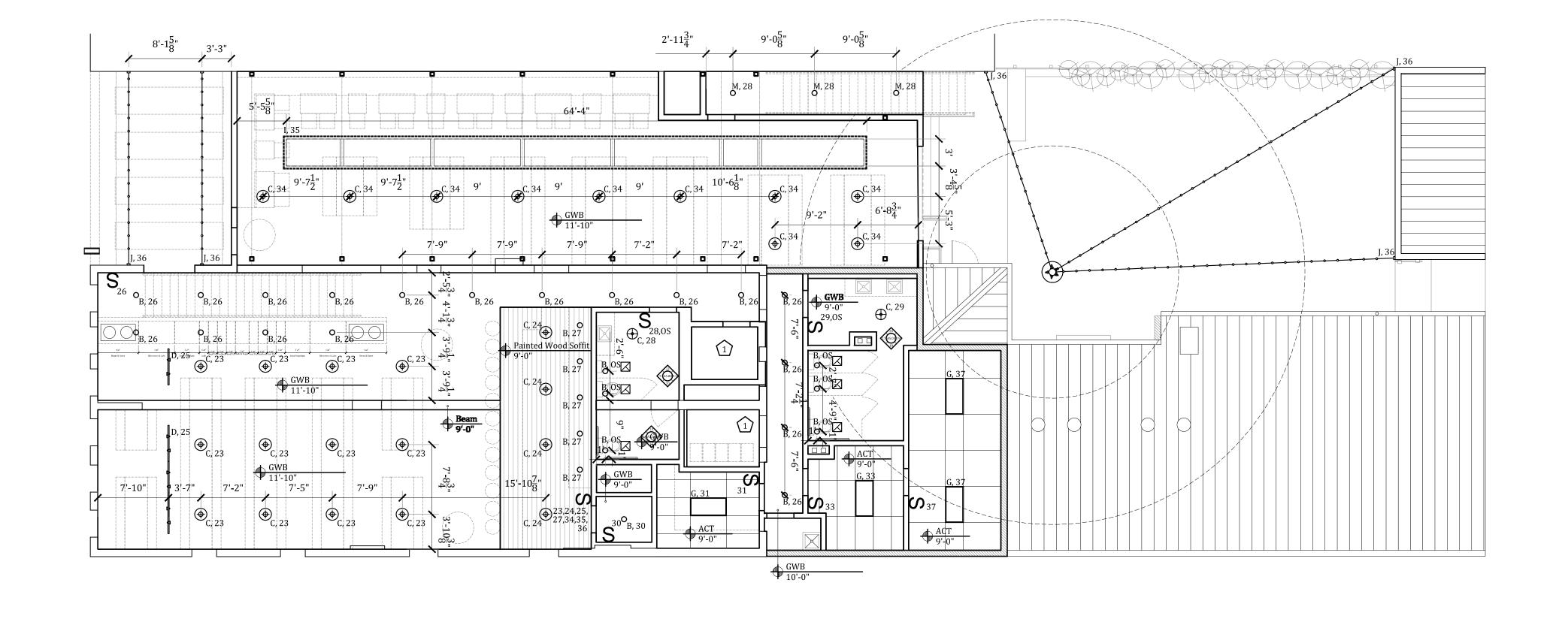
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217 Congress
Austin, Texas 78701 First Floor RCP, and Light Schedule



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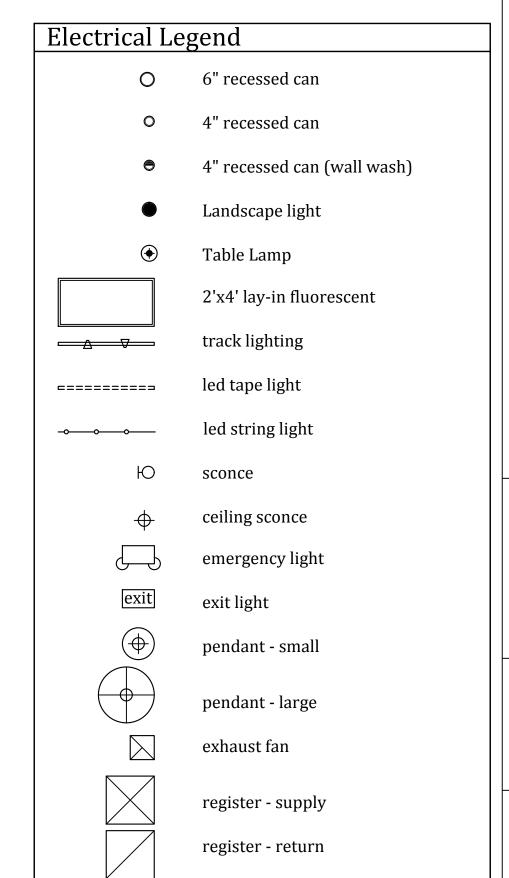
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### Keynotes

Lighting by equipment manufacturer

superseded by specific details herein.

2. Exposed ductwork, paint-grip



POS monitor

POS printer

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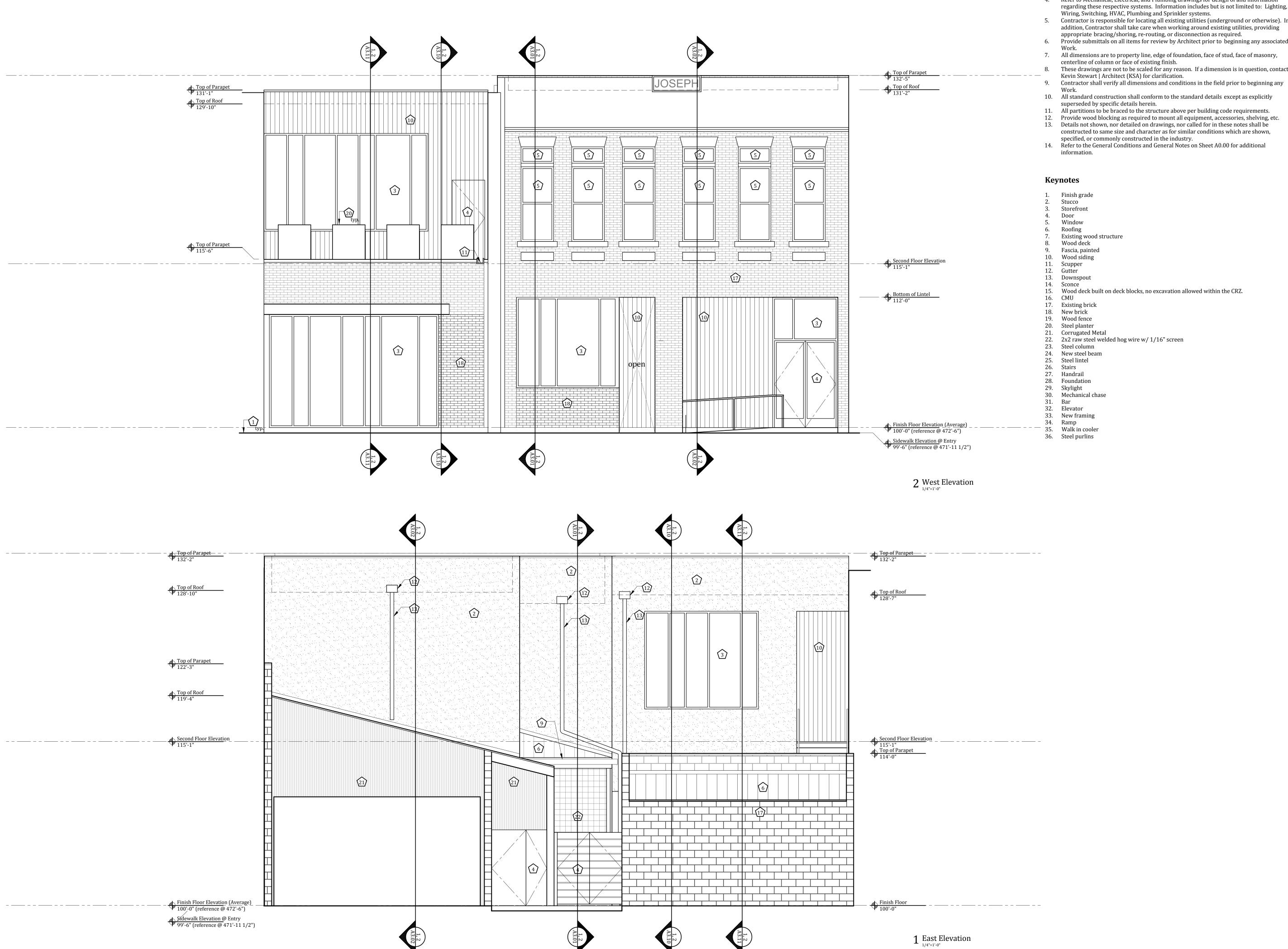
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April 15, 2014

consultant:

217 Congress 217 Congress Avenue Austin, Texas 78701 Second Floor RCP, and

Light Schedule



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15. Wood deck built on deck blocks, no excavation allowed within the CRZ.

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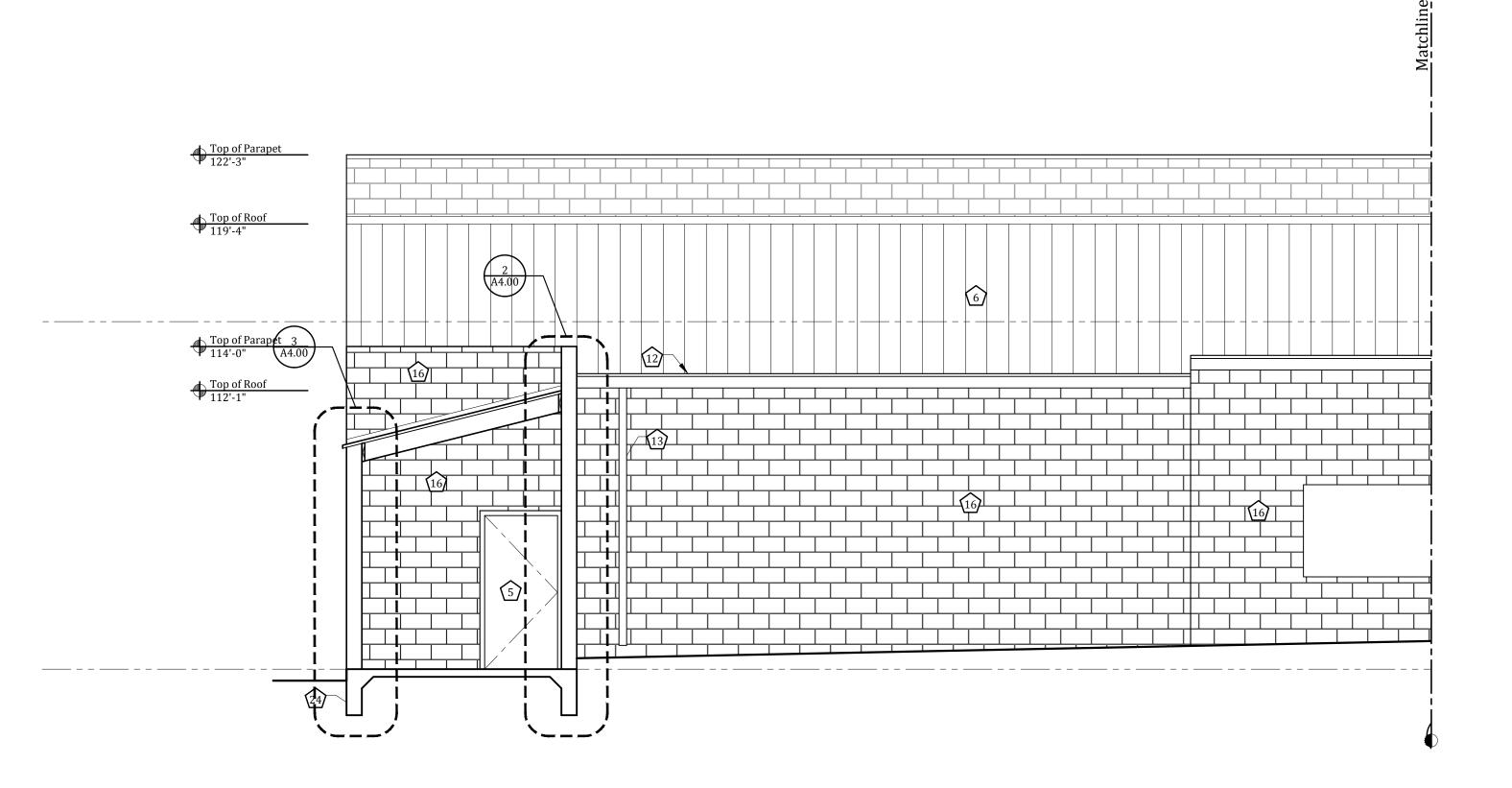
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217 Congress Avenue Austin, Texas 78701

sheet name:

Building Elevations



2 North Elevation/Section - Partial

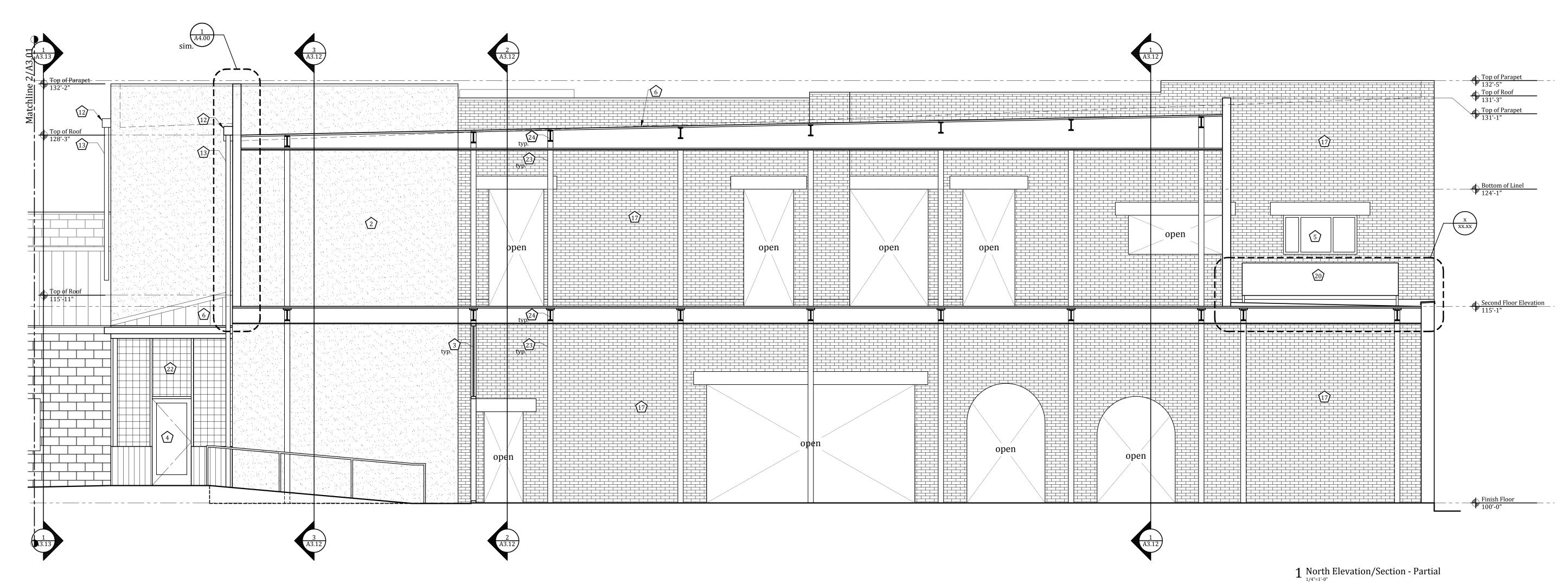
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### Keynotes

- Finish grade Stucco
- Storefront
- Door Window
- Roofing Existing wood structure
- Wood deck 9. Fascia, painted
- 10. Wood siding
- 11. Scupper 12. Gutter
- 13. Downspout 14. Sconce 15. Wood deck built on deck blocks, no excavation allowed within the CRZ.
- 16. CMU 17. Existing brick
- 18. New brick
- 19. Wood fence 20. Steel planter
- 21. Corrugated Metal
- 22. 2x2 raw steel welded hog wire w/ 1/16" screen 23. Steel column
- 24. New steel beam 25. Steel lintel
- 26. Stairs
- 27. Handrail 28. Foundation
- 29. Skylight
- 30. Mechanical chase 31. Bar
- 32. Elevator 33. New framing
- 34. Ramp
- 35. Walk in cooler 36. Steel purlins



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April 15, 2014

consultant:

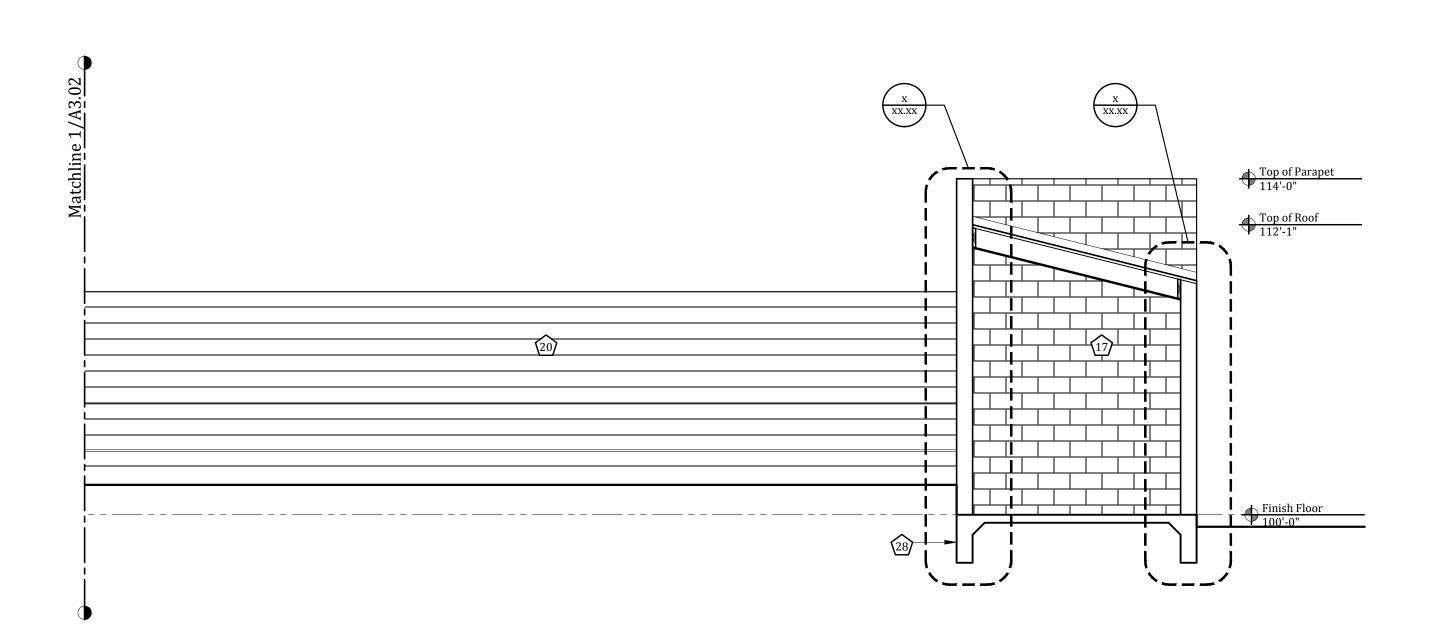
217 Congress Avenue Austin, Texas 78701

04.24.14

sheet name:

Building

Elevation/Section



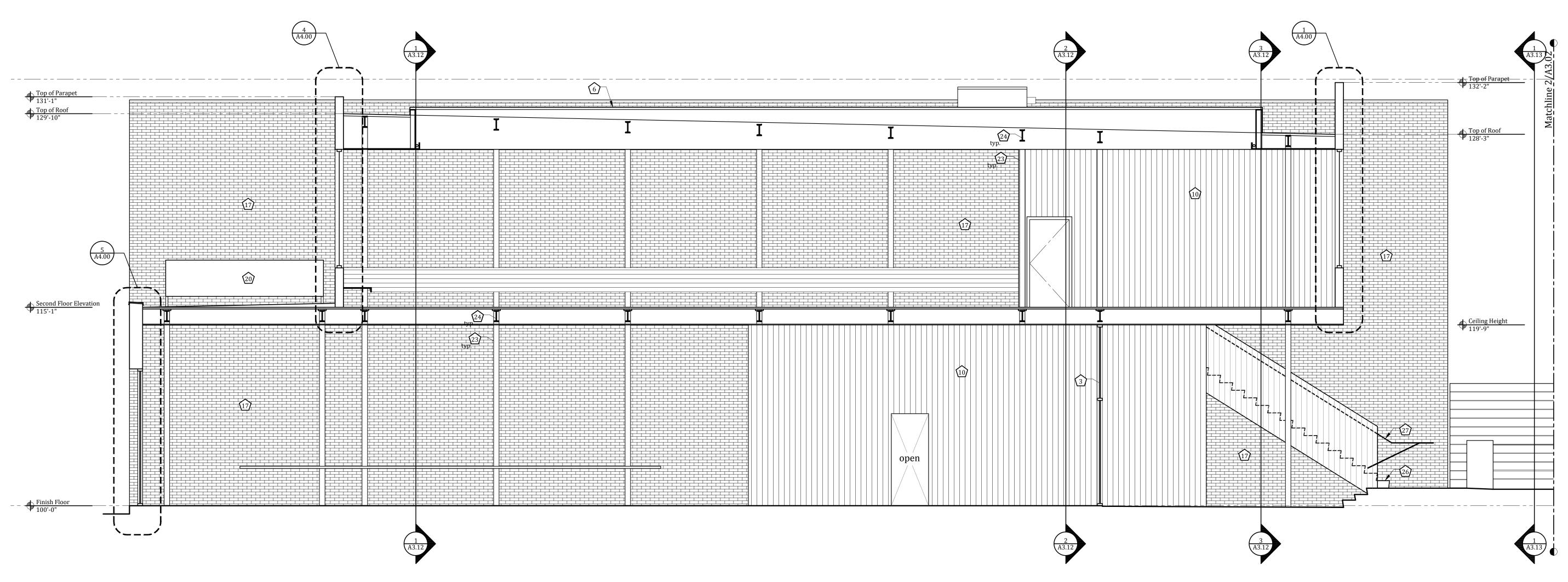
2 South Elevation/Section - Partial

### **General Notes**

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### Keynotes

- 1. Finish grade
- Stucco Storefront
- Door Window
- Roofing Existing wood structure
- Wood deck 9. Fascia, painted
- 10. Wood siding 11. Scupper
- 12. Gutter 13. Downspout
- 14. Sconce 15. Wood deck built on deck blocks, no excavation allowed within the CRZ.
- 16. CMU 17. Existing brick
- 18. New brick
- 19. Wood fence 20. Steel planter
- 21. Corrugated Metal 22. 2x2 raw steel welded hog wire w/ 1/16" screen
- 23. Steel column 24. New steel beam
- 25. Steel lintel
- 26. Stairs 27. Handrail
- 28. Foundation 29. Skylight
- 30. Mechanical chase
- 31. Bar 32. Elevator
- 33. New framing
- 34. Ramp 35. Walk in cooler 36. Steel purlins



1 South Elevation/Section - Partial 1/4''=1'-0''



S n  $\times$ 

This drawing may not be used for regulatory approval, permitting, or construction

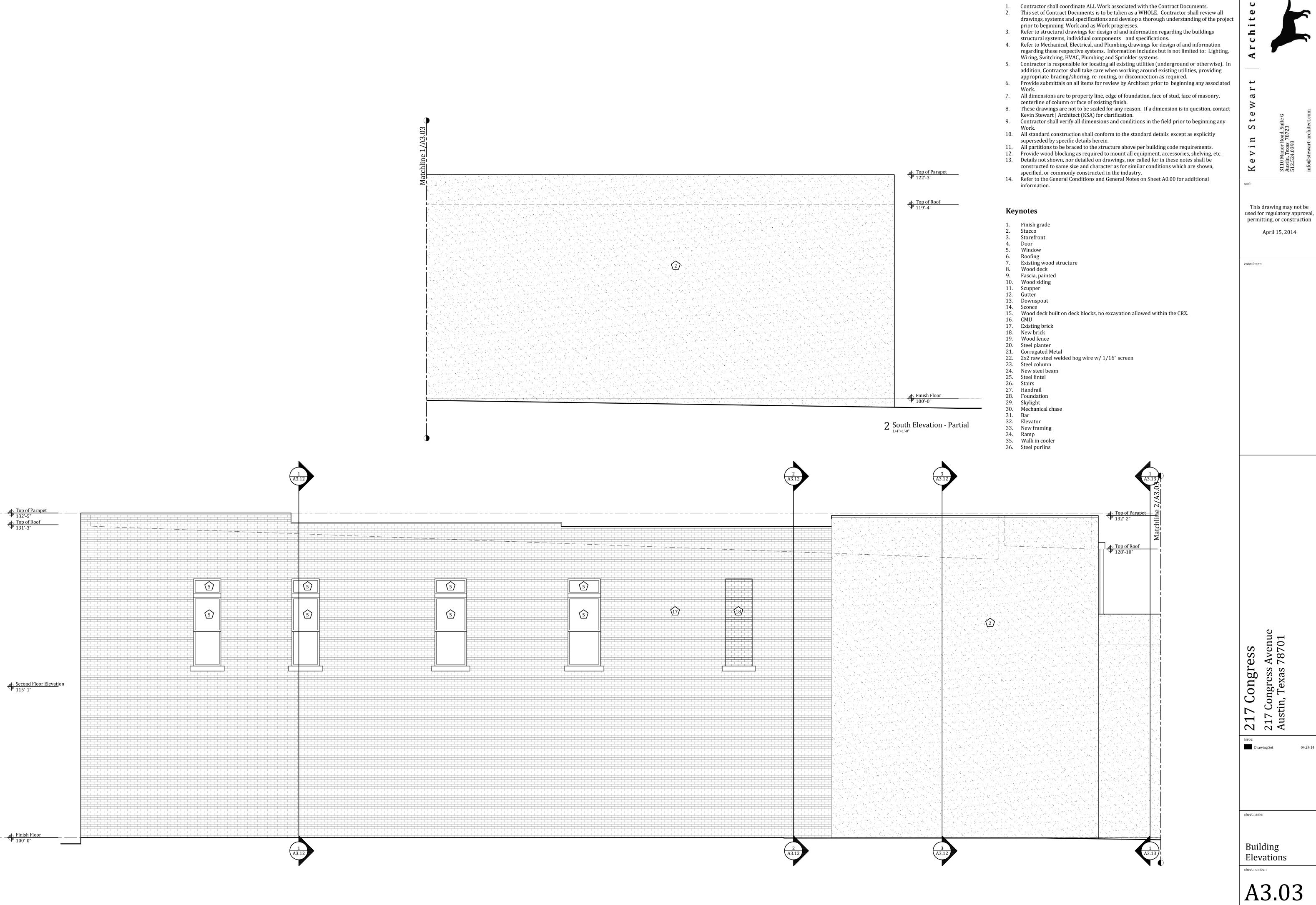
April 15, 2014

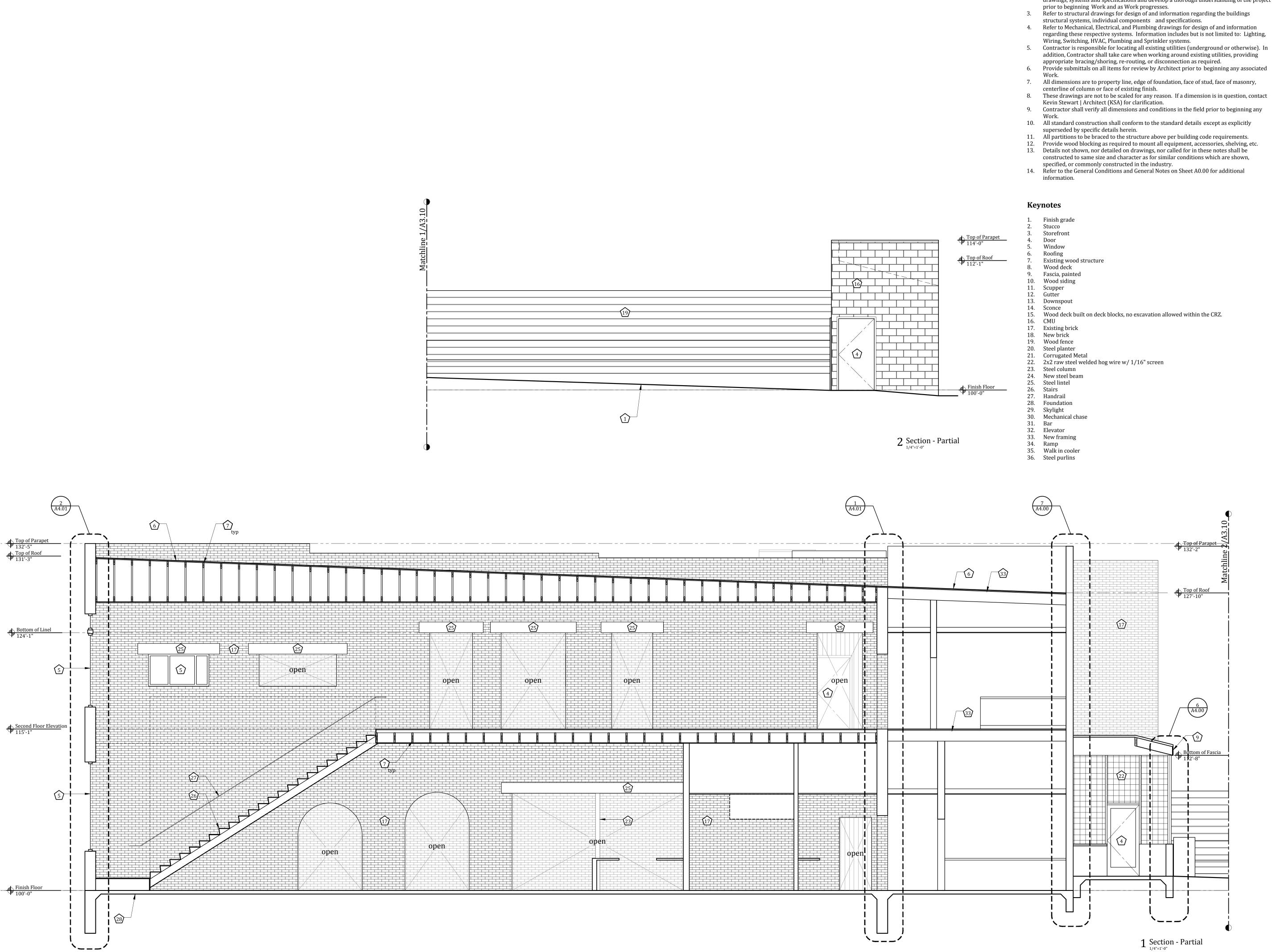
consultant:

217 Congress Avenue Austin, Texas 78701

sheet name:

Building Elevation/Section





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 $\times$ This drawing may not be used for regulatory approval, permitting, or construction April 15, 2014

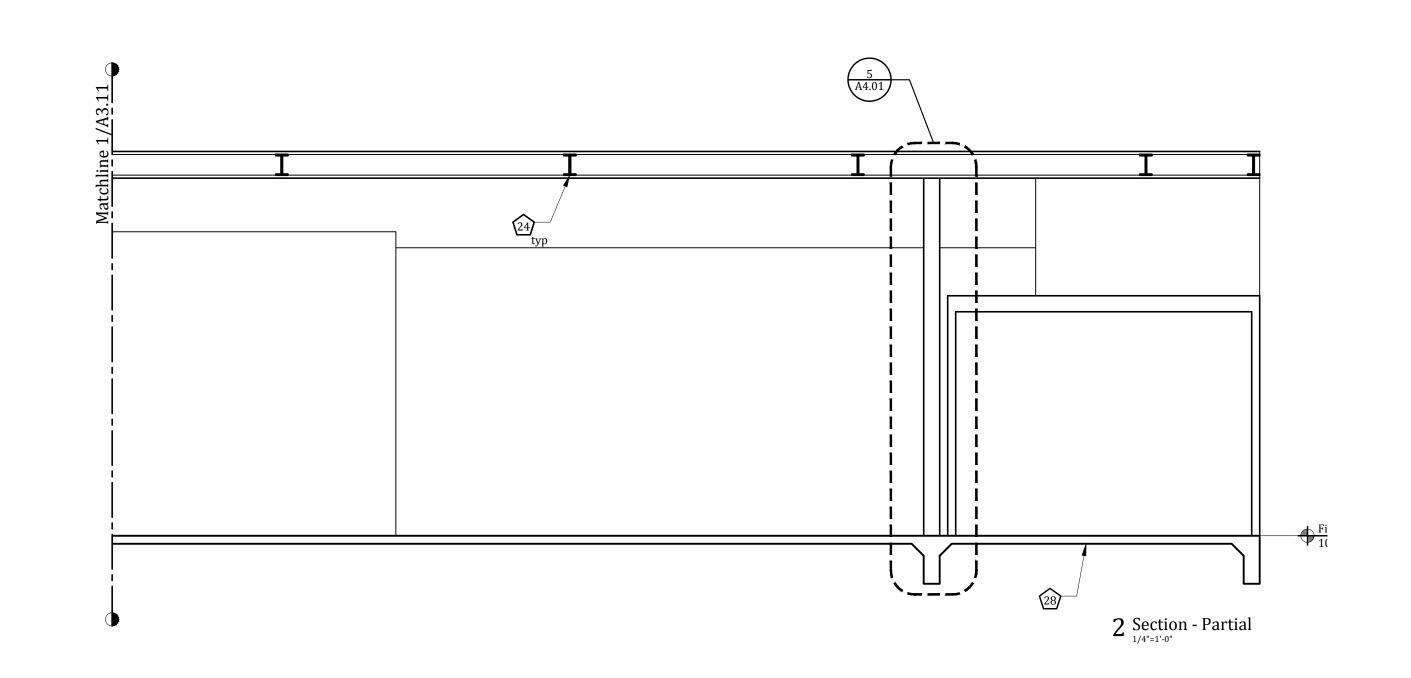
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217 Congress Avenue Austin, Texas 78701

sheet name:

**Building Section** 

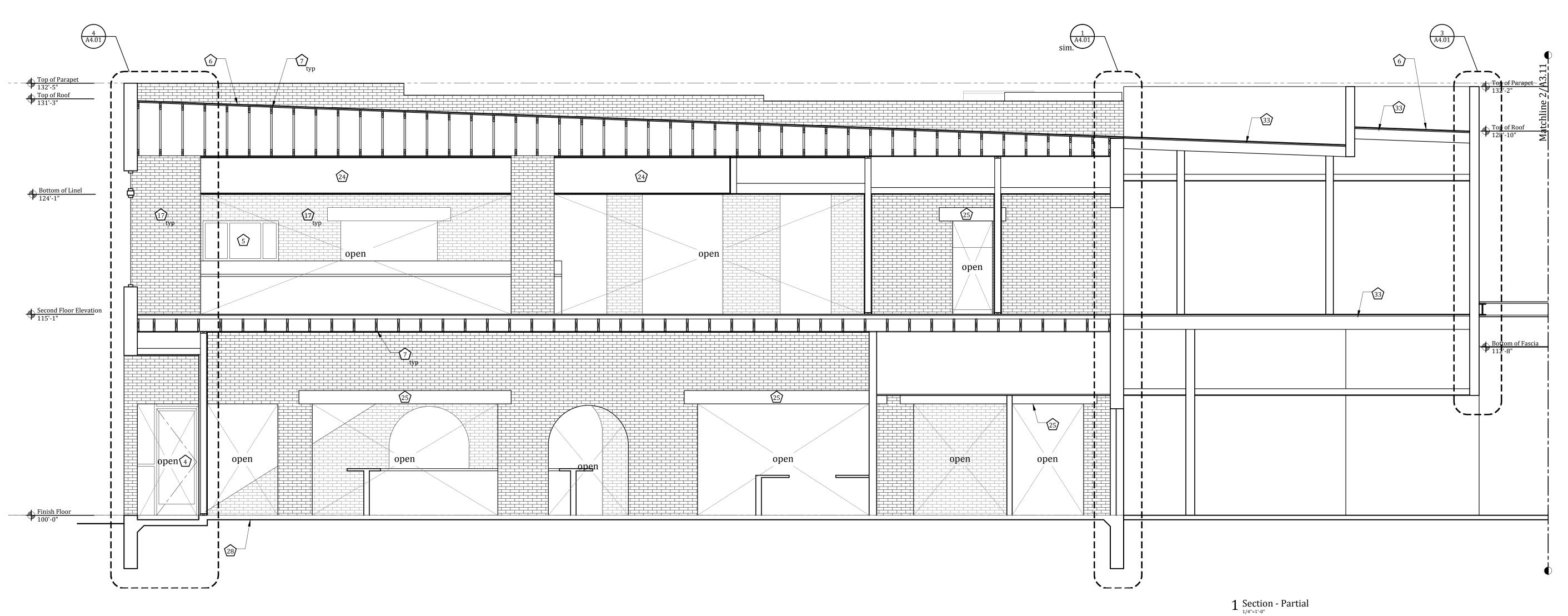


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### Keynotes

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- Storefront
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- Window
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S n  $\times$ 

This drawing may not be

permitting, or construction April 15, 2014

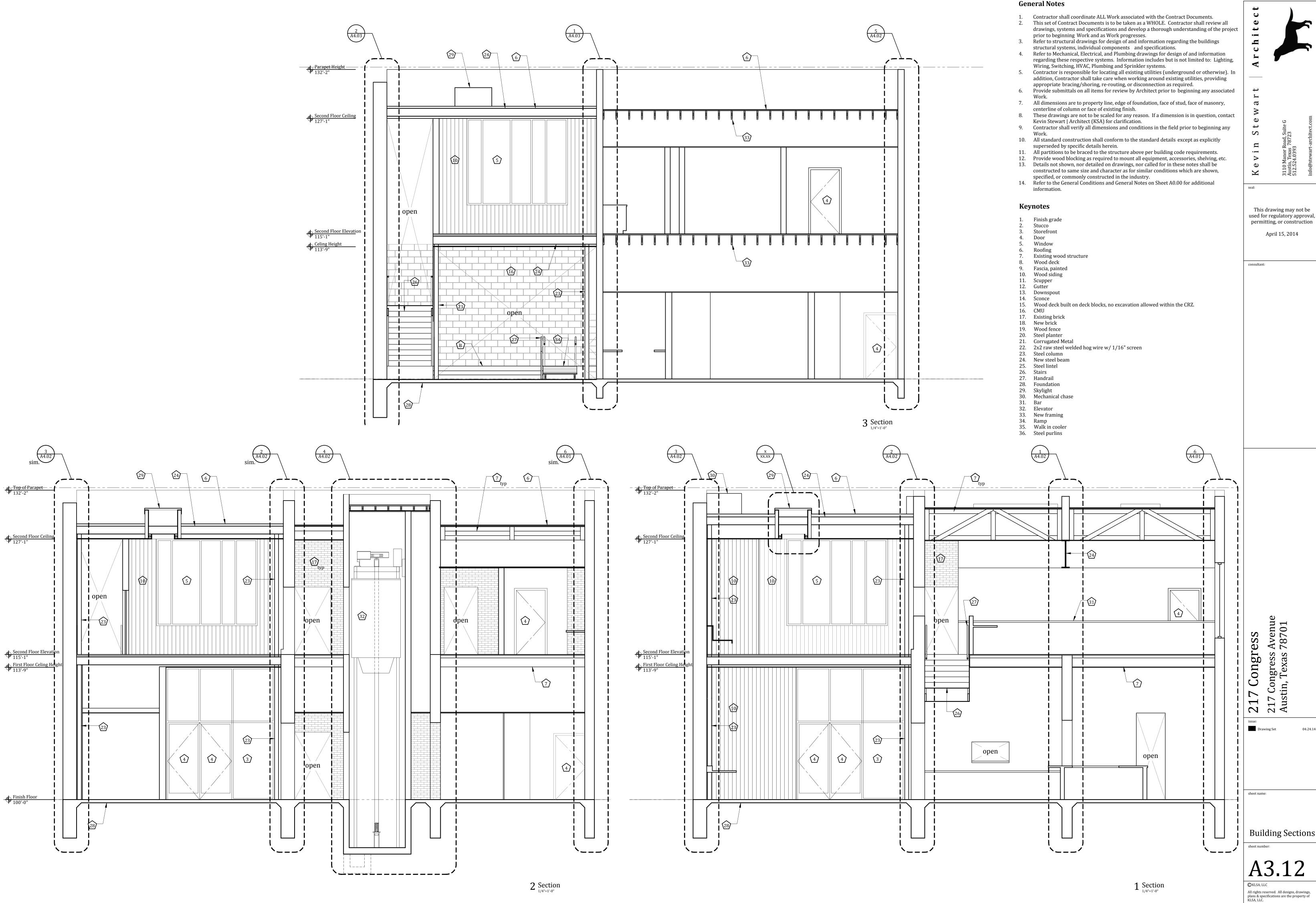
used for regulatory approval,

217 Congress Avenue Austin, Texas 78701

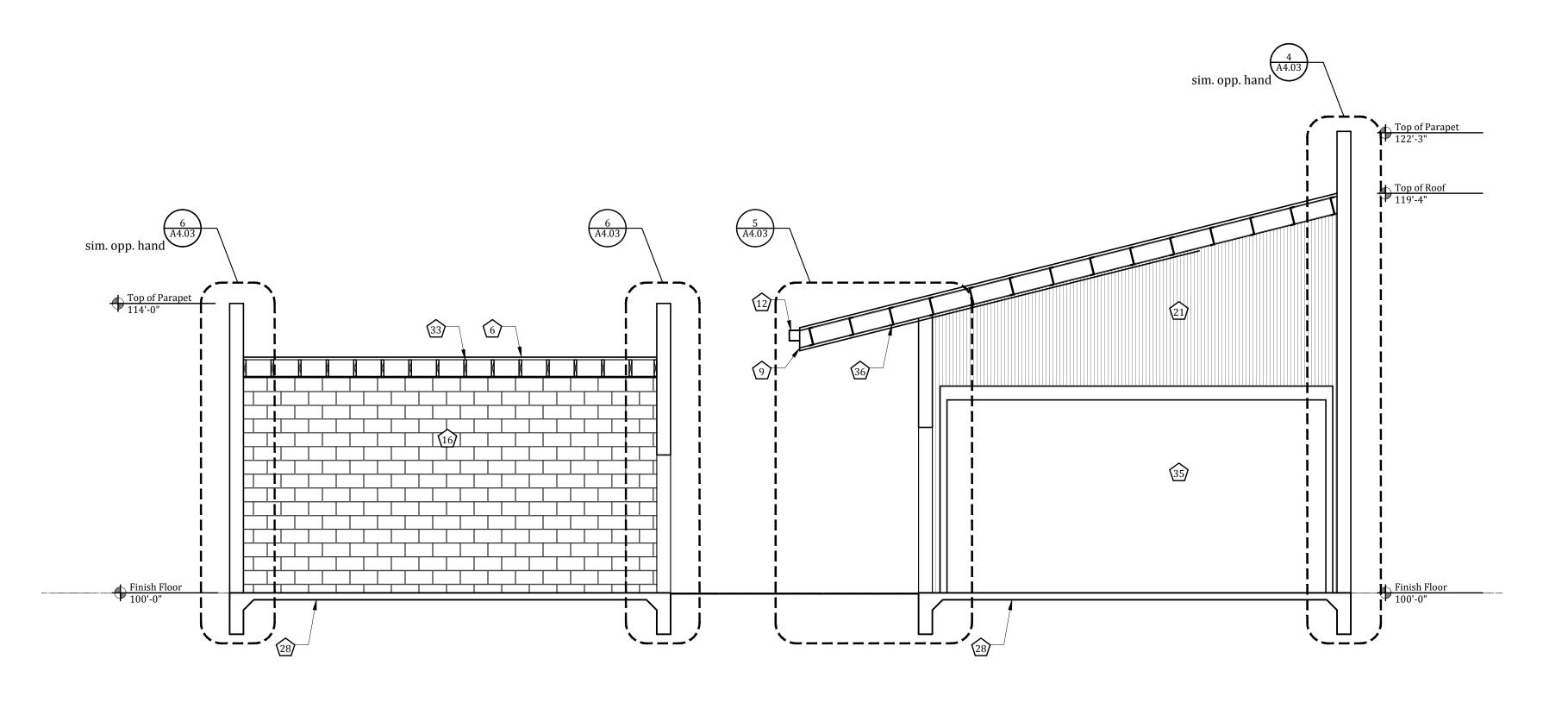
04.24.14

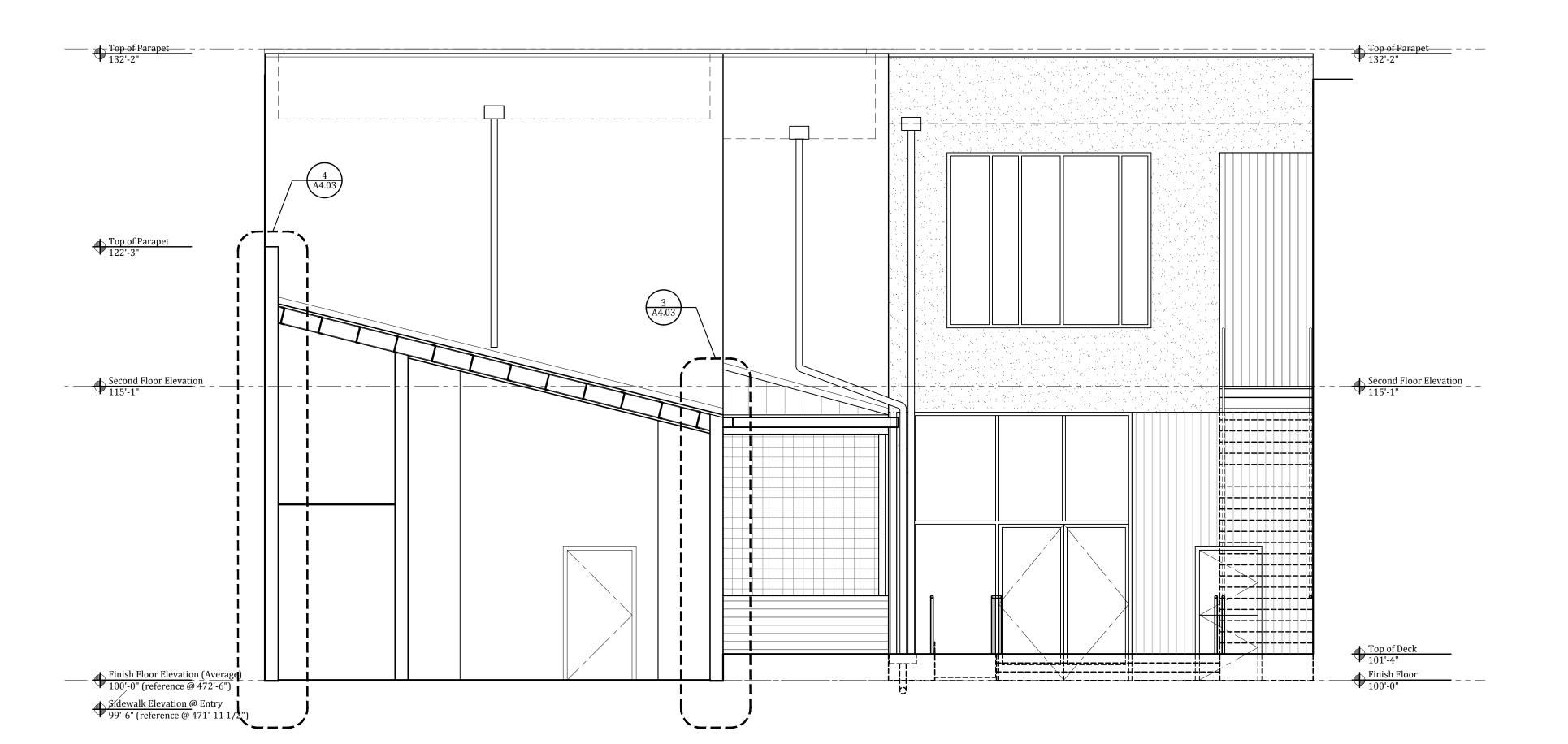
sheet name:

**Building Section** 



This drawing may not be used for regulatory approval,





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### Keynotes

- Finish grade
- Stucco
- 3. Storefront 4. Door
- Window Roofing
- Existing wood structure Wood deck
- 9. Fascia, painted 10. Wood siding
- 11. Scupper
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- 14. Sconce
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- 31. Bar 32. Elevator
- 33. New framing
- 34. Ramp
- 35. Walk in cooler 36. Steel purlins



S n 3110 M Austin, 512.52  $\times$ 

used for regulatory approval, permitting, or construction

This drawing may not be

April 15, 2014

consultant:

217 Congress Avenue Austin, Texas 78701

04.24.14

sheet name:

**Building Sections** 

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1 Section/Elevation  $1_{1/4"=1'\cdot0"}$ 

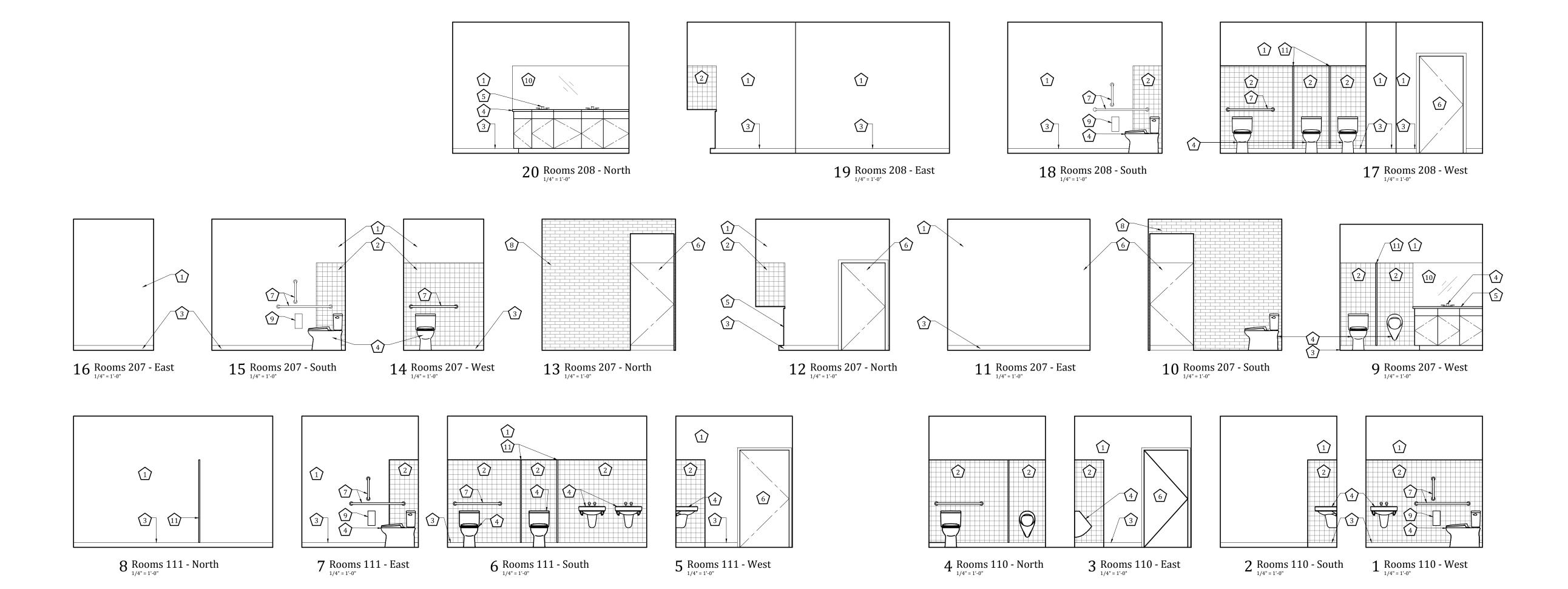
 $1 Section_{1/4"=1'-0"}$ 

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### Keynotes

- 1. Drywall or hardi backer, smooth finish, refer to finish plan and wall types
- 2. Tile
- Base Plumbing fixture
- Millwork Door
- ADA grab bar 8. Brick
- 9. Toilet paper dispenser 10. Mirror
- 11. S/S bathroom dividers





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April 15, 2014

consultant:

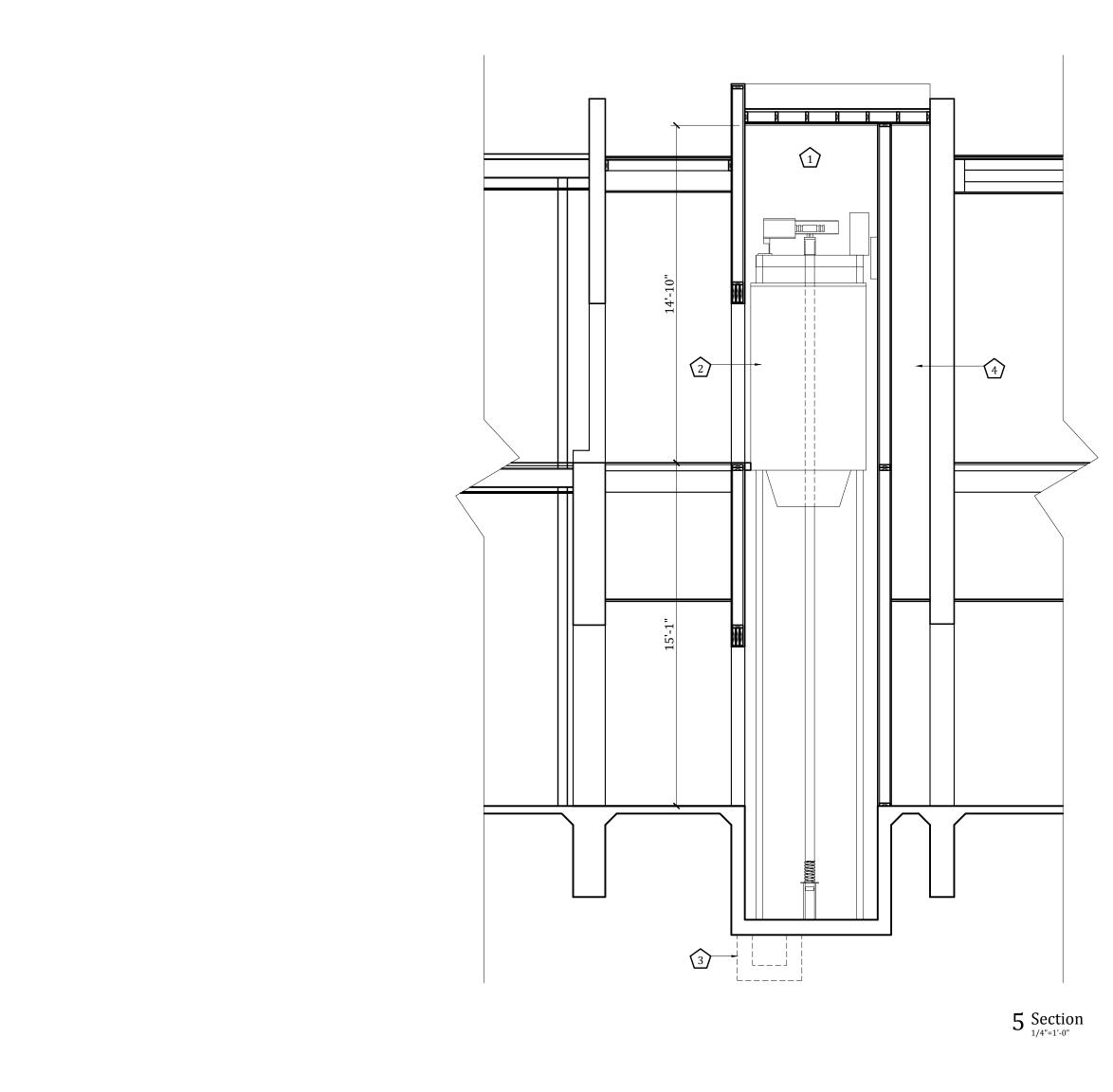
217 Congress Avenue Austin, Texas 78701

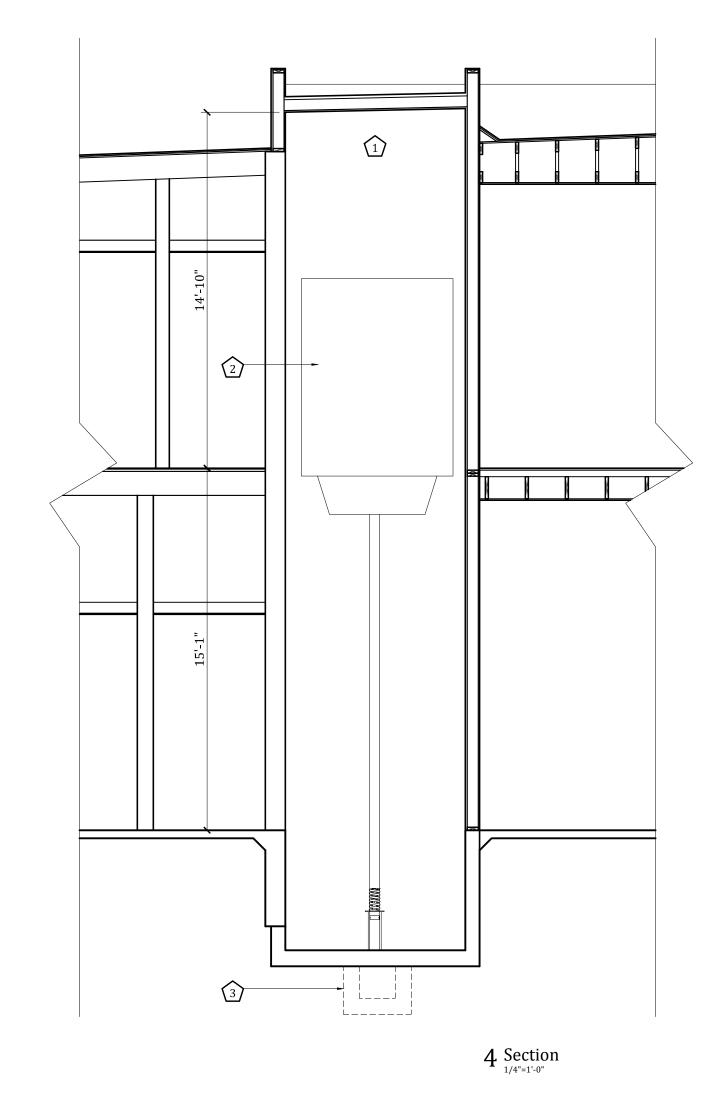
04.24.14

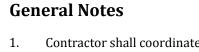
sheet name:

Interior Elevations

A5.00







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### Keynotes

Elevator shaft Elevator

Sump pit

Mechanical chase

This drawing may not be used for regulatory approval, permitting, or construction April 15, 2014

3110 Manor F Austin, Texas 512.524.0393

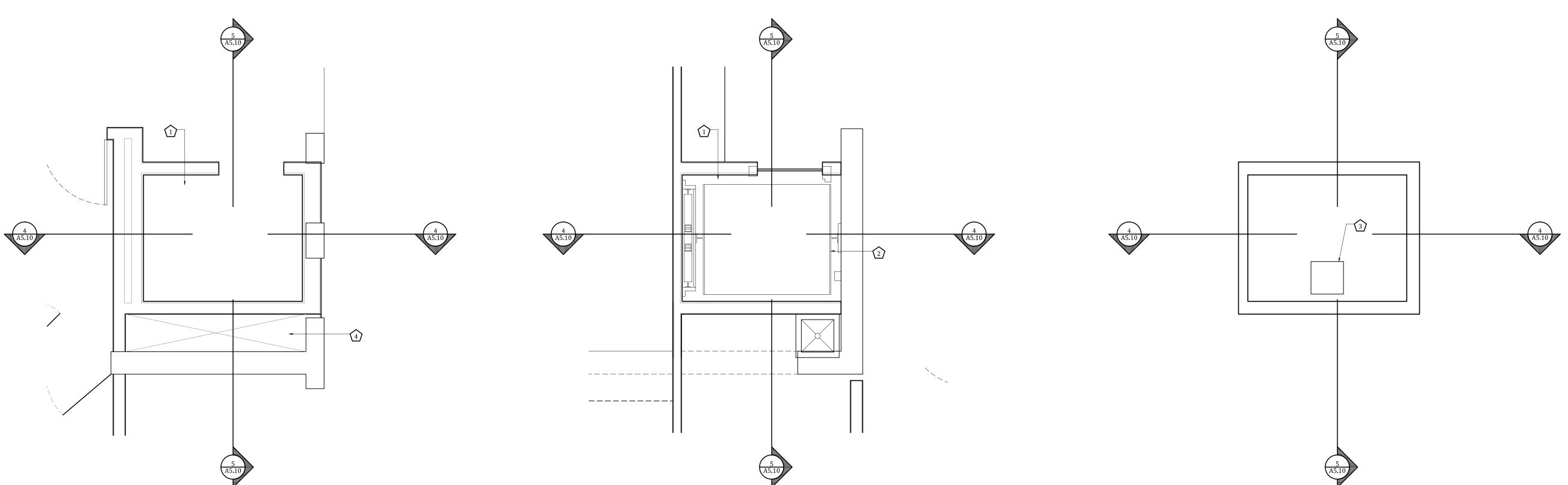
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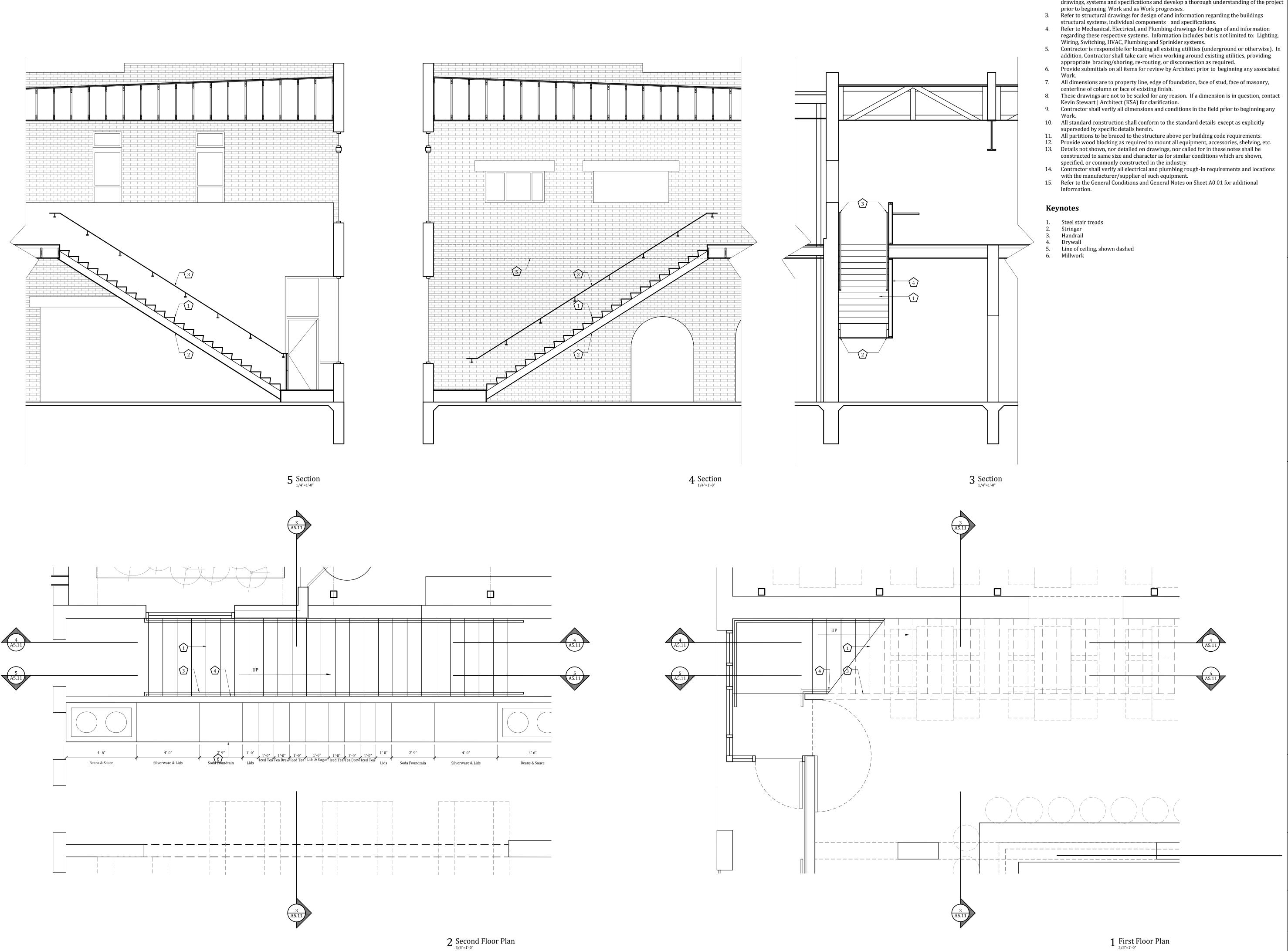
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217 Congress
217 Congress Avenue
Austin, Texas 78701

Elevator

A5.10





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Architec

Kevin Stewal
3110 Manor Road, Suite G
Austin, Texas 78723
512.524.0393

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April 15, 2014

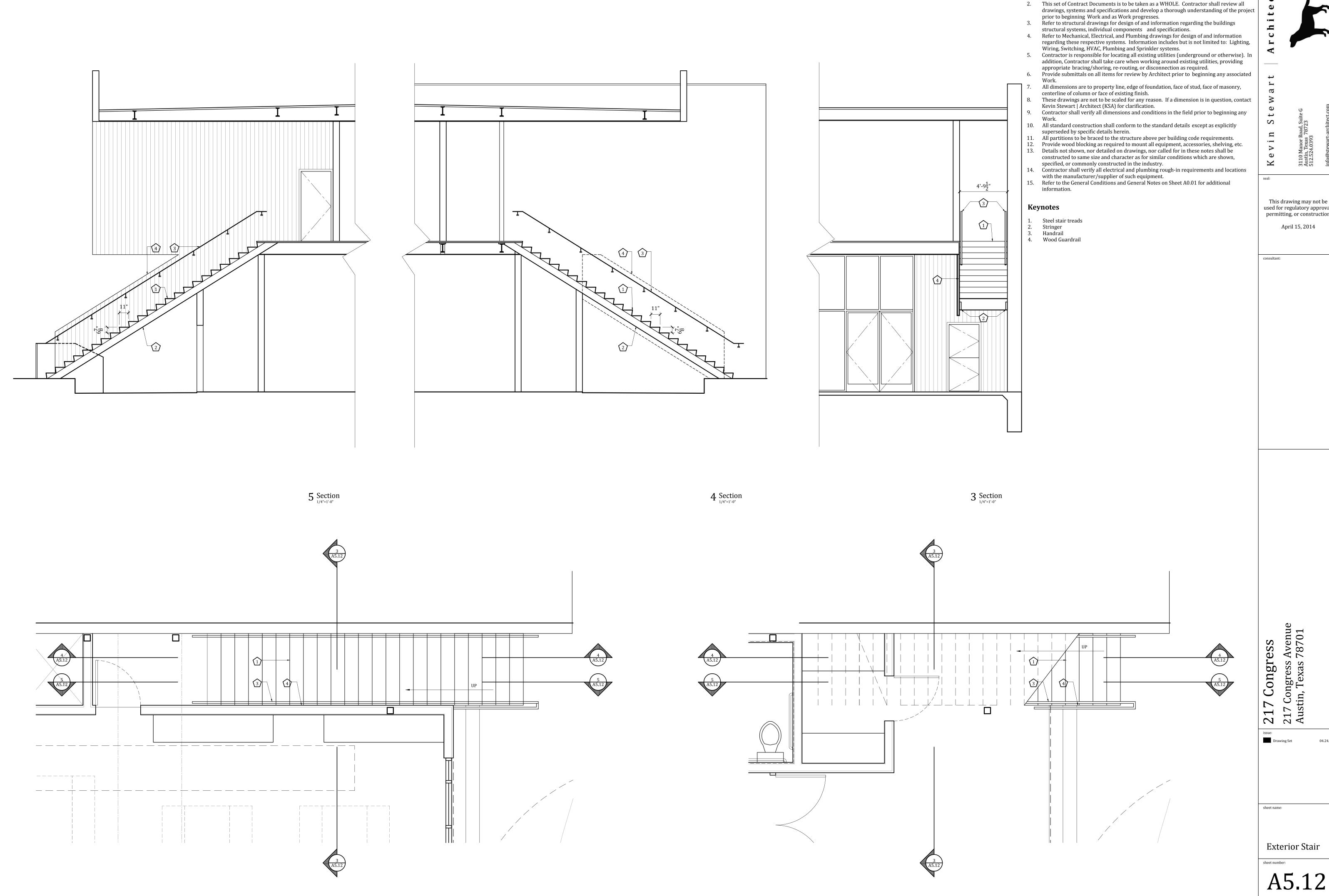
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217 Congress
217 Congress Avenue
Austin, Texas 78701

sheet name:

Entry Stair

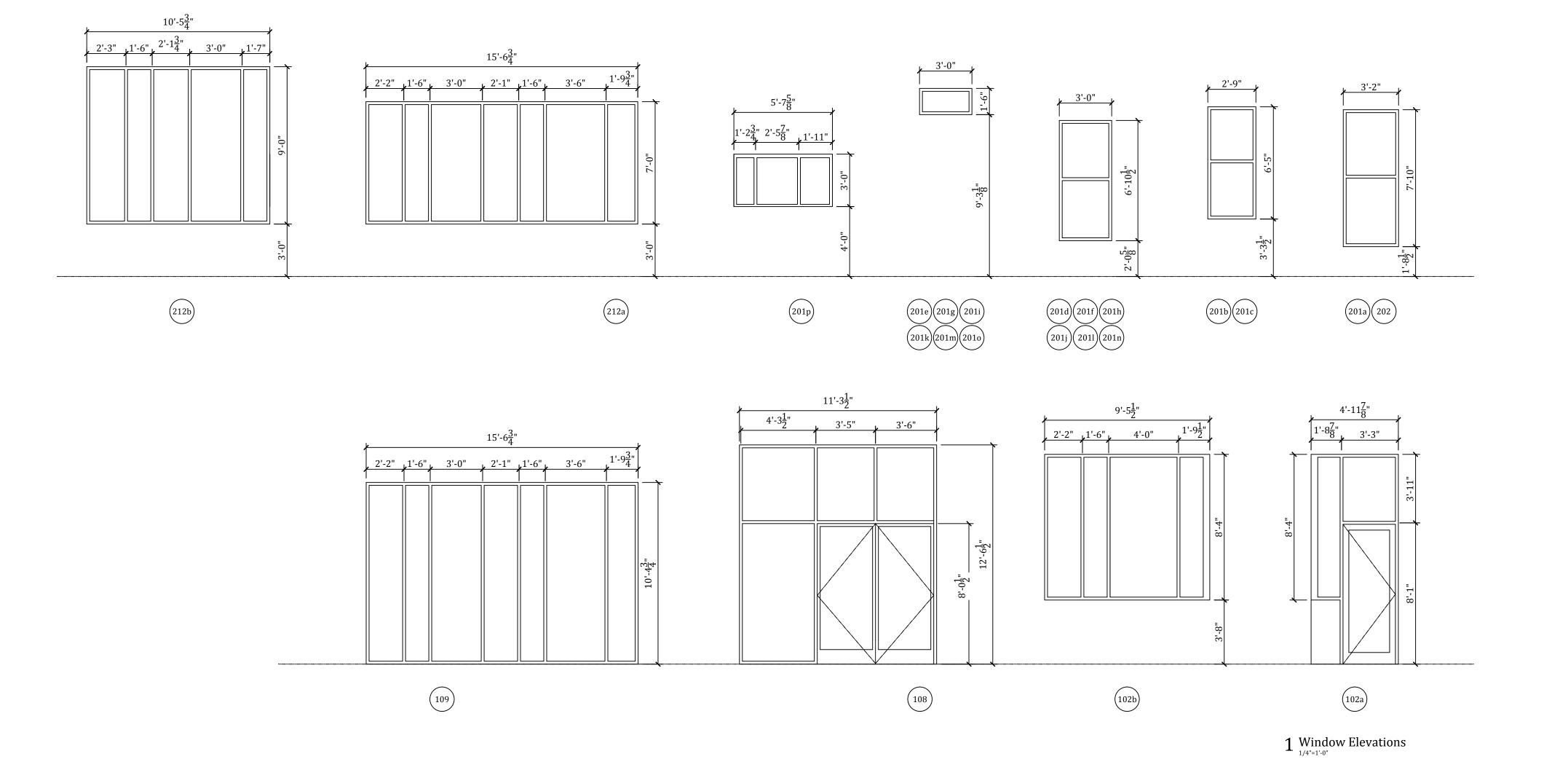
A5.11



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Do	or Sched	lule									
	size	door material	door finish	frame material	frame finish	type	hardware	head	jamb	sill	notes
101	4'-0" x 8'-0"	wood	stain / seal	hollow metal	painted	С	2	-	-	-	
102								-	-	-	
102b								-	-	-	
								-	-	-	
								-	-	-	
									-	-	
										-	
										-	
Doo	Types										Hardware Types
					rempered 898s						<ol> <li>panic hardware - provide astragal at double door, closer</li> <li>custom door pull - provide astragal at double door, closer</li> <li>pull/push plates, closer</li> <li>Privacy set and deadbolt</li> <li>passage set with deadbolt - provide astragal at double door, closer</li> </ol>
	A	В		С							



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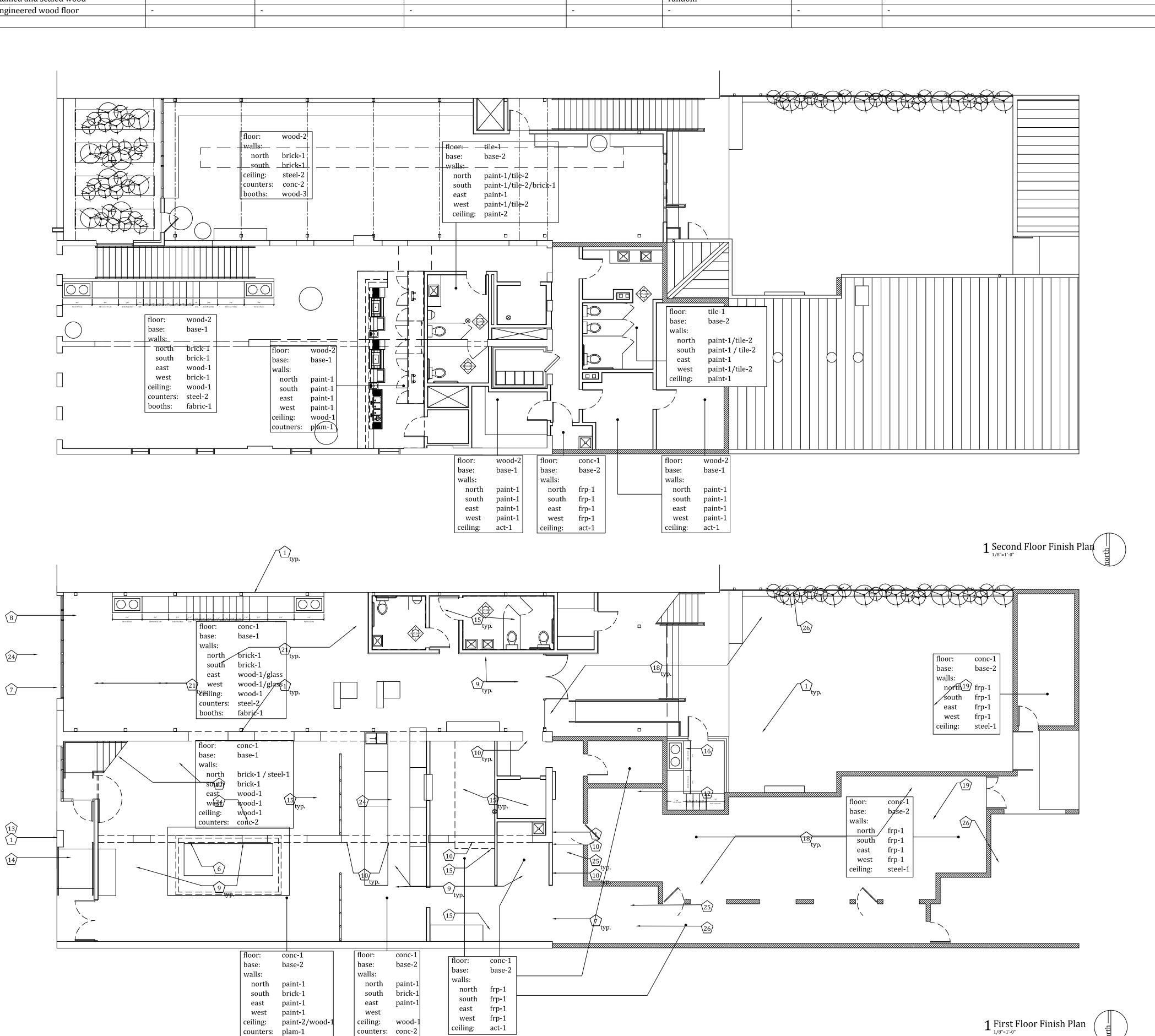
217 Congress Avenue Austin, Texas 78701

sheet name:

Door Schedule, Window Elevations
sheet number:

A6.00

Finish Schedule									<b>G</b> (
tag	name	manufacturer	specification/product #	color/finish	size	pattern	flamespread rating	notes	2.
act-1	acoustic ceiling tile, vinyl-backed	Armstrong	Clean Room VL #870	White (factory vinyl finish)	2'x4'	see reflected ceiling plan	Class A	Use with 1-1/2" lay-in grid, white finish	
base-1	1x4 poplar base, painted	-	-	Paint to match wall color, semi-gloss	1x4	-	Class C	-	
base-2	porcelain floor tile, base	-	-	-	-	-	-	(2) rows to achieve 6" height	3.
brick-1	existing brick	-	-	-	-	-	-	Seal brick at all kitchen/prep areas	to
conc-1	sealed concrete	V-Seal	INDUSTRA-SEAL 117A	clear/matte	-	-	-	Apply 2 coats with white pad buffer per manufacturer's recommendations	4.
conc-2	stained and sealed concrete	-	-	-	-	-	-	-	
cmu-1	-	-	-	-	-	-	-	painted	K
paint-1	interior paint	-	-	-	-	-	-	-	1
paint-2	interior paint	-	-	-	-	-	-	-	1.
plam-1	plastic laminate	Wilsonart	#107 Laminate	Slate Grey - D91, #60-Matte	-	-	Class B	-	
	corrugated metal	-	-	-	-	-	-	-	
steel-2	stainless steel	-	-	-	-	-	-	-	
wood-1	stained and sealed wood	-	-	-	-	random	-	-	
wood-2	engineered wood floor	-	-	-	-	-	-	-	



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### Keynotes

1. not used

Architect

Kevin Stewar

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April 15, 2014

217 Congress Avenue Austin, Texas 78701

sheet name:

Drawing Set

Finish Plan and Schedule

sheet number:

A7.00